

**AMENDMENT
TO THE
REDEVELOPMENT PLAN
FOR THE
DOWNTOWN REDEVELOPMENT AREA**

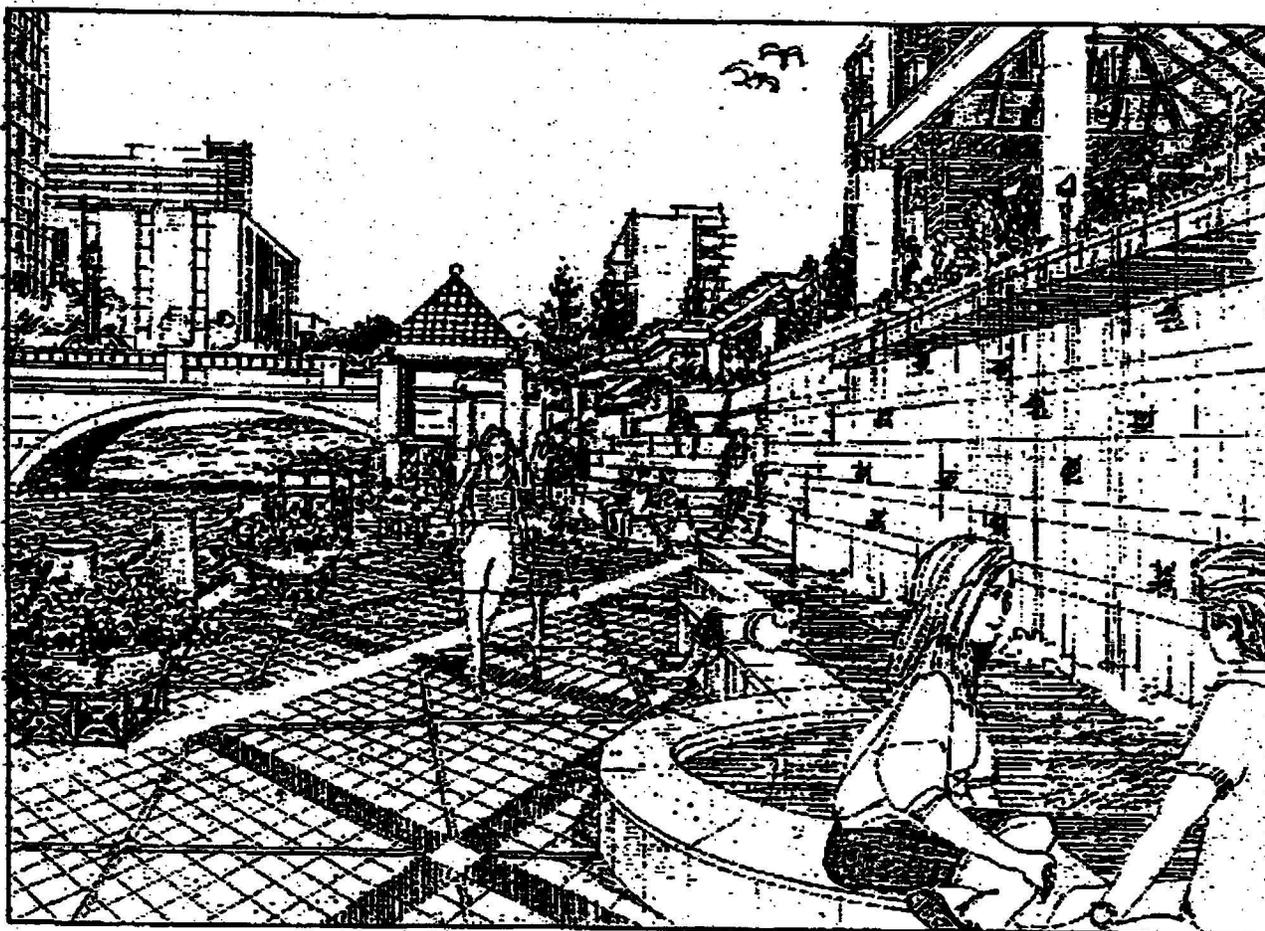
EXHIBIT A

RENO, NEVADA

1990

ADOPTED

NOVEMBER 27, 1990



REDEVELOPMENT AGENCY OF THE CITY OF RENO

RESOLUTION NO. 57RESOLUTION RECOMMENDING THE MODIFICATION OF THE REDEVELOPMENT
PLAN FOR THE DOWNTOWN PROJECT AREA

WHEREAS, the Redevelopment Agency of the City of Reno (the "Agency") is empowered pursuant to the Nevada Community Redevelopment Law, commencing at NRS 279.382 (the "Law") to recommend to the City Council of the City of Reno (the "City") that the tentative plan and redevelopment plan for the Downtown Project Area of the Agency (the "Plan") be modified; and

WHEREAS, the Agency has held a public hearing on such proposed amendment, following publication and mailing of notice thereof pursuant to NRS 279.608, and, following such public hearing, the Agency, in accordance with the findings set forth below, desires to make such a recommendation to the City Council of the City;

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Agency of the City of Reno, as follows:

SECTION 1. The Agency hereby finds and determines that it is in the best interests of the Agency, the City and the project area described in the Plan and in furtherance of the purposes of the Law, that the Plan heretofore approved by the Agency should be amended and modified in the manner described in Exhibit A attached hereto.

SECTION 2. The Agency hereby further finds and determines that the recommendation to modify the Plan contained in this resolution does not and will not constitute substantial changes in the Plan which affect the master or community plan adopted by the Planning Commission or the City Council. This is confirmed by the Planning Commission report presented to the City Council on November 27, 1990.

SECTION 3. The Agency hereby recommends to the City Council of the City of Reno that the Plan be amended and modified in the manner described in Exhibit A attached to this Resolution.

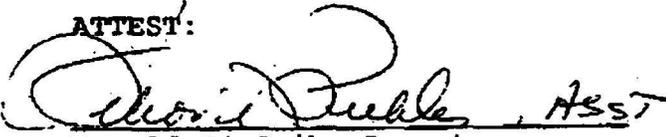
PASSED AND ADOPTED this 27th day of November, 1990, by the following vote:

AYES: Lehnert, Bryan, Allen, Wishart, Sferrazza

NAYS: None

ABSENT: Nunez, Smith . ABSTAIN: None


Peter J. Sferrazza, Chairman

ATTEST:

~~Donald J. Cook~~, Secretary

Attachment: 2005 ordinance amending RDA 1 (10 : RDA Debt and Financial Status Presentation)

BILL NO. 4520ORDINANCE NO. 4041

AN ORDINANCE TO AMEND ORDINANCE NO. 3316, AS
AMENDED, TO AMEND AND MODIFY THE
REDEVELOPMENT PLAN FOR THE DOWNTOWN PROJECT
AREA OF THE REDEVELOPMENT AGENCY
OF THE CITY OF RENO, AND PROVIDING FOR OTHER
MATTERS PROPERLY RELATING THERETO,

WHEREAS, the Redevelopment Agency of the City of Reno (the "Agency") has, by its Resolution No. 57, recommended to the City Council (the "Council") of the City of Reno (the "City") that the Council adopt this Ordinance to amend and modify the Redevelopment Plan for the Downtown Project Area (the "Plan") in the manner described in Exhibit A attached to this Ordinance; and

WHEREAS, the Council has held a public hearing on such proposed amendment, following publication and mailing of notice of such hearing pursuant to NRS 279.608, and, following such public hearing, the Council, in accordance with the findings set forth below, desires to adopt this Ordinance implementing the recommendation of the Agency to the Council;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RENO DO
ORDAIN:

SECTION 1. The Council hereby finds and determines that the amendments in the Plan recommended by the Agency are necessary and desirable and in the best interests of the Agency, the City and the project area described in the Plan, and in furtherance of the purposes of the Nevada Community Redevelopment Law, commencing at NRS 279.382 (the "Law"), and that the Plan should be modified and amended in the manner recommended by the Agency.

SECTION 2. The Council hereby finds and determines that, and hereby ratifies and confirms the findings and determination of the Agency that, the recommendation to modify and amend the Plan contained in this Ordinance does not and will not constitute substantial changes in the Plan which affect the master or community plan adopted by the Planning Commission or the Council. This is confirmed by the Planning Commission report presented to the City Council on November 27, 1990.

SECTION 3. Ordinance No. 3316, as amended, adopting the Plan, shall be further amended and modified by this Ordinance, including Exhibit A attached to this Ordinance.

SECTION 4. The City Clerk and Clerk of the City Council is hereby authorized and directed to submit certified copies of this Ordinance to the Agency, which is hereby vested with the responsibility for carrying out the Plan, as amended by this Ordinance, and to the Assessor and Tax Collector of the County of Washoe, the Planning Commission of the City and the building department of the City.

SECTION 5. The officers of the City are hereby authorized and directed to take all actions necessary or appropriate to effectuate the provisions of this Ordinance, including without limiting the generality of the foregoing, the preparation of all necessary documents, legal proceedings, and other items necessary and desirable for the implementation and redevelopment of the project area described in the Plan.

SECTION 6. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno. The City Clerk and Clerk of the City Council is hereby authorized and directed to have this Ordinance published in one issue of the Nevada State Journal, a newspaper printed and published in the City.

PASSED AND ADOPTED this 11th day of December, 1990, by the following vote of Council:

AYES: Bryan, Allen, Nunez, Smith, Wisbart, Sferrazza

NAYS: None

ABSTAIN: None

ABSENT: Lehnert

APPROVED this 11 th day of December, 1990.



Peter Sferrazza
PETER S. SFERRAZZA
MAYOR OF THE CITY OF RENO

ATTEST:

James Cook
CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO, NEVADA

EFFECTIVE DATE: December 14, 1990

TABLE OF CONTENTS

- I. INTRODUCTION TO THIS AMENDMENT OF THE 1983 REDEVELOPMENT PLAN FOR THE DOWNTOWN REDEVELOPMENT AREA..... 5
- II. DEFINITIONS..... 7
- III. BOUNDARIES..... 9
- IV. PAST REDEVELOPMENT PLAN PROJECTS AND ACTIVITIES..... 10
- V. GOALS..... 16
- VI. SPECIFIC OBJECTIVES..... 21
 - A. Cultural Quality/Quality of Life..... 21
 - B. Environmental Quality..... 22
 - C. Gaming and Casinos..... 22
 - D. Housing..... 23
 - E. Industry..... 23
 - F. Office Uses..... 24
 - G. Parks and Community Services..... 24
 - H. Project Financing..... 25
 - I. Railroad..... 26
 - J. Retail..... 27
 - K. Tourism/Visitors..... 27
 - L. Traffic Circulation..... 28
 - M. Transportation..... 29
- VII. ACTIVITIES PERMITTED BY THIS PLAN..... 31
 - A. Planning..... 31
 - B. Acquisition of Property..... 32
 - C. Relocation..... 35
 - D. Property Management..... 35
 - E. Demolition, Clearance and Site Improvements.... 36
 - F. Rehabilitation, Conservation and Moving of Structures..... 38
 - G. Cooperation with Public Bodies..... 38
 - H. Participation Agreements..... 40
 - I. Disposition of Property..... 42
 - J. Non-Discrimination..... 44
 - K. Development of Property by Agency..... 44
 - L. Review of Development Plans..... 45
 - M. Development of Alternative Transportation Systems and Facilities..... 46
 - N. Other Activities..... 47

VIII. PERMITTED USES..... 48

- A. Permitted Land Use Categories Defined..... 48
 - 1. Multi-Residential..... 48
 - 2. Community Commercial..... 49
 - 3. Community Commercial-Motel..... 49
 - 4. Tourist Commercial..... 49
 - 5. Office..... 49
 - 6. Park..... 49
 - 7. Public-Cultural Facility..... 49

IX. GENERAL CONTROLS AND LIMITATIONS ON DEVELOPMENT..... 50

- A. Construction..... 50
- B. Interim Uses..... 51
- C. Limitations on Type, Size and Height of Buildings..... 51
- D. Open Spaces, Landscaping, Light, Air and Privacy..... 51
- E. Signs..... 52
- F. Utilities..... 52
- G. Incompatible Uses..... 53
- H. Mixed Use Developments..... 53
- I. Subdivision of Parcels..... 53
- J. Minor Variations..... 54
- K. Design for Development..... 55
- L. Building and Other Permits..... 56

X. METHODS OF FINANCING THE PROJECT..... 59

- A. General Description of the Proposed Financing Method..... 59
- B. Tax Increment Funds..... 60
- C. Other Loans and Grants..... 65
- D. Protection of Bondholders..... 65

XI. ACTIONS BY THE CITY OF RENO..... 67

XII. ENFORCEMENT OF THE PLAN..... 69

XIII. DURATION OF THIS PLAN..... 70

XIV. AMENDMENTS TO THIS PLAN..... 71

XV. LEGAL DOCUMENTATION..... 72

- A. Project Boundary Description..... 73

Redevelopment Plan (Amended)

6

previously listed projects will accomplish investment throughout the 100 blocks of the Area is somewhat optimistic, to say the least.

The heavy project focus of the 1983 Plan also did not provide a framework for the use of redevelopment tools as identified, allowed or implied by Nevada Revised Statutes, and in use elsewhere in the country to accomplish revitalization and redevelopment with a project boundary. A clear listing of the tools the Agency will use in accomplishing the goals of that 1983 Plan and this Amended Redevelopment Plan is necessary to respond appropriately to the Area's needs, and to provide the legal framework within which the Agency will operate.

For these reasons, this Amendment to the Redevelopment Plan has been fashioned to assist the Redevelopment Agency of the City of Reno, Nevada in revitalizing the Downtown Redevelopment Area. It is not project specific, but does list goals and objectives to accomplish its overall task. It does give a clear picture of the allowable tools the Agency will use in accomplishing these tasks as well, and in this manner, will allow the Agency to respond to those market-driven ideas and projects which will attain these goals.

Detailed project planning for smaller areas - four to six blocks at a time - will be accomplished in the future. As specific areas are planned, the mapping depicting land uses will be added to the Redevelopment Plan Map included here.

II. DEFINITIONS

For the purposes of this Amended Redevelopment Plan, the following shall be interpreted by their subsequent definition:

- A. "Agency" means the Redevelopment Agency of the City of Reno, Nevada, and its staff, agents and representatives.
- B. "Area" means the Downtown Redevelopment Area, as described in Section XV Legal Documentation of the Redevelopment Plan.
- C. "City" means the City of Reno, Nevada, and its duly elected Mayor and City Council, and its staff, agents and representatives.
- D. "Redevelopment Plan Map" means the Project Area and Existing Layout of Streets Map attached hereto which shows the boundaries of the Downtown Redevelopment Area of the City of Reno.
- E. "NRS" means Nevada Revised Statutes, as recognized and amended by the legislature of the State of Nevada.
- F. "Plan" means the Amended Redevelopment Plan for the Downtown Redevelopment Area of the City of Reno, Nevada.
- G. "Planning Commission" means the duly appointed members of the Planning Commission of the City of Reno, Nevada.
- H. "Program" means a set or series of policies or procedures which may or may not involve real property within the Downtown Redevelopment Area of Reno, Nevada.
- I. "Project" means a specific undertaking (which may or may

Redevelopment Plan (Amended)

13

structural analysis of the river walls which will direct the design detail necessary for the cantilever walkways. Completion of the entire project is anticipated for summer, 1991. The project has not been bid, but architectural estimates place its cost at approximately \$6.5 million for the entire project.

Because of the complex timetables involved in finishing the Phase I project, and the Phase II project, the Phase III project - extension of core improvements - has been delayed indefinitely.

Phase IV, the Post Office Project, has not proceeded to date, partially because of the detailed negotiations and activities which are necessary to relocate Postal Service operations from the facility. The project was also delayed by congressional action which removed substantial operating and facility capital from the Postal Service budget for two fiscal years (1987-89), causing the Service to place a moratorium on expansion, improvement or sale of existing facilities. Recently the Postal Service has expressed an interest in developing, without Redevelopment assistance, a portion of the Post Office with lease space for office and retail use. However, the Redevelopment Agency will continue working with the Postal Service on the development of the site. However, the eventual accomplishment of this Phase project may be years away.

The Phase V project, the Retail Garden, is proceeding,

Redevelopment Plan (Amended)

14

although addressed in an indirect manner. In December, 1987, the Agency commissioned an independent study of parking needs in the downtown. That study found three locations of deficiency - at the centerpoint of Sierra and the Southern Pacific Railway tracks, at the centerpoint of Sierra and First Street, and at the centerpoint of Virginia and Court Streets. With the provision of up to 1500 parking stalls at each of these locations called for, the installation of retail uses in facilities at these locations to improve revenue to assist in debt retirement is appropriate.

Currently, concept drawings and feasibility analyses are underway, and should any of these projects prove financially feasible, they would be underway with site acquisition in 1991. Current concept designs and research regarding the site at Sierra and First Streets include a heavy concentration of retail uses from sub-street to third levels; the work at this site also could include spanning First Street to extend the project to the Truckee River, to tie into the River Beautification project efforts.

In summer 1987, property owners adjacent to the Lincoln, Fulton and Douglas Alleys between First and Second Streets proposed that they be improved for use as pedestrian-ways, utilizing a public/private partnership with the Agency. Accordingly, in late 1987, a \$1,097,860 project was begun, of which \$704,998 was paid by the Agency from Series B funds for the Agency's 65% share of this project. The remainder will

Redevelopment Plan (Amended)

15

be paid by local assessment to the property owners.

Within the context of this Amendment to the 1983 Plan, the projects listed above may be re-ordered in priority, and may be dropped from proposed project lists or capital improvement programs to be undertaken within the Area, as it is deemed appropriate by reviewing and approving bodies. The recitation of the phase projects from the original plan here is intended only to tie the 1983 Plan into this overall Amended Plan, and does not signify a continuation of the priority status previously given to these projects.

V. GOALS

It is the overall goal of this Redevelopment Plan to eradicate the presence of slums and blight within the Area, as identified by NRS.

Specifically, NRS 279.388 defines a blighted area as "an area which, by reason of the presence of a substantial number of slums, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use."

To attend to the presence of these conditions, and others of social significance which may affect the health and wellbeing of the Area, its residents, visitors and businesses, specific goals for redevelopment have been devised.

The 1983 Plan goals remain in this Amendment. They are:

Redevelopment Plan (Amended)

17

1. Increase the range of experiences to be had in Downtown Reno, encouraging visitors to stay longer and residents to come downtown more often for more purposes.
2. Improve the outdoor pedestrian environment to enhance the experience of moving from place to place in the core and to provide a setting for new outdoor activities.
3. Improve the circulation patterns for vehicles.
4. Diversify the commercial and recreational opportunities in downtown, especially by the addition of retail, food and other small scale outlets.
5. Increase the presence of natural landscape, especially by enhancing and improving access to the Truckee River.
6. Improve information and the sense of orientation in the downtown.
7. Provide a new focus, both indoor and outdoor, in the heart of downtown which local residents and visitors are encouraged to share.
8. Improve routes and curb facilities for public transportation.
9. Make the area more exciting and attractive.

However, with the acknowledgement of the 101 blocks of the Area comes the realization that the Area contains not only a tourism and city center core, but other uses for which improvement goals are appropriate. Therefore, the following goals are added to those of the 1983 Plan in this Amendment:

Redevelopment Plan (Amended)

18

10. Encourage safe, sound, sanitary housing at affordable prices to meet the needs of persons of varying social, economic and ethnic backgrounds.
11. Promote new, and replacement of deficient, public improvements to complement and invite private development, and which are modern and easy to maintain.
12. Encourage the elimination of environmental and physical manifestations of blight and deterioration of structures and improvements within the Area to improve the health, safety, and general welfare of residents and visitors alike.
13. Preservation, through rehabilitation and retrofitting, among other means, of structures and locations which are held to be historically significant by reason of architectural, economic or social contributions to the growth of the City of Reno and the State of Nevada.
14. The orderly and coordinated development and improvement of the Area in such a way as to maximize private and public sector cooperation, and to minimize impediments to economic stability and growth.
15. Promote the establishment and implementation of design and environmental standards which assure coordinated development and provide for a high quality of life for residents, employees, visitors and businesses in the Area.
16. Encourage the provision of sufficient office, retail and

Redevelopment Plan (Amended)

19

other business uses to enhance the Area's attractiveness and economic viability for private development.

17. Promote the removal of conditions endangering life, safety, and economic viability of the Area.
18. Promote jobs and economic activity to maintain and enhance the viability of the Area as an employment center for the City of Reno.
20. Promote the strengthening and improvement of the economic base of the Area, in specific, and the community as a whole, by investment in projects, improvements and programs which enhance the economic vitality and desirability of real and other property in the Area.
21. Promote the provision of a wide range of services and facilities to enhance the quality of life and business within the Area.
22. Promote the engenderment of a spirit of participation and community in the continued improvement of the Area among City residents and businesspersons.

This expansion of goals provides a framework within which to accomplish revitalization of the area. This plan recognizes the importance of the Area to residents, business interests, and visitors alike. It also acknowledges that in order to continue to improve the quality of life and attractiveness of the Area there are complex tasks which require participation and coordination by the public sector through the auspices of the Redevelopment Agency of the City

Redevelopment Plan (Amended)

20

of Reno.

VI. SPECIFIC OBJECTIVES

In late 1987, the Agency created a citizen advisory committee known as the Downtown Redevelopment Plan Review Committee to work with staff of the Agency to provide an analysis of the 1983 Plan and input into this Amendment. During planning sessions, the Committee identified a number of specific objectives within various subject areas which Agency participation could assist in effecting. They are as follows:

A.1 Cultural Quality/Quality of Life

Promote the provision of public art, including permanent statuary and murals, in public and private development projects for the enjoyment of all

Encourage the provision of "people spaces" - plazas, courtyards, and entry approaches - in public and private development projects to enhance the livability and attractiveness of the Area

Investigate and promote the development of cultural centers within the Area to enlighten and entertain visitors

Investigate, encourage and promote enhancements to the existing Pioneer Performing Arts Theater to insure its attractiveness and utility to visitors and performers

Encourage and work with cultural organizations in the City to locate offices, exhibits and attractions within the Area

Redevelopment Plan (Amended)

22

Encourage and promote the development of ethnic/heritage exhibits and places within the Area

Encourage and promote the provision of exhibits, attractions and places which highlight the natural resources of the Reno Area in particular, and of the State of Nevada in general, within the Area

B.2 Environmental Quality

Encourage the enforcement of existing ordinances and laws regarding air, water, soils and noise pollution.

Encourage the address of remedies to reduce blowing dust in the Area, such as provision of adequate and innovative ground cover and paving.

Promote the establishment of methods and programs to keep the Area clean and attractive.

Encourage the abatement of noise caused by the trains.

Encourage the enforcement of ordinances regarding idling times and locations for all buses.

Promote the establishment of design review standards for buildings, landscaping and public improvements within the Area.

C.3 Gaming and Casinos

Promote and encourage in providing parking accommodations for employees.

Encourage the enhancement of pedestrian orientation within the gaming core, especially along Virginia Street.

Encourage the provision of hotel and residential uses to

support gaming.

Encourage acquisition by the Agency of vacant and underutilized properties and parcels.

D.4 Housing

Encourage the construction of multi-unit dwellings which reduce maintenance costs to owners and provide a range of housing to serve the Area's employees.

Encourage the development of high-and medium-income multi-story residential structures.

Promote the removal of blighted and deteriorated structures.

Encourage the upgrade of existing housing stock by enforcing ordinances related to maintenance and safety, and focusing both public and private funding on programs and projects which encourage upgrading.

Encourage the Housing Authority to identify housing needs and locations in the provision of facilities.

Promote incentives to private owners for creation of pride of ownership and on-going maintenance, such as tax or assessment breaks.

Encourage facilities which more adequately serve the homeless and very low income population of the Area.

E.5 Industry

Encourage site improvements to improve the visual attractiveness of the industrial area.

Encourage the investigation of existing ordinances and develop a mechanism for enforcing these to ensure the safety and

Redevelopment Plan (Amended)

24

economic vitality of the Area as a whole.

Develop alternative uses for all industrial structures so that if vacated, they can experience new life and investment. Encourage the containment, and eventual relocation of existing industrial uses.

Encourage incentives for redevelopment of the industrial area, including purchase and assembly of properties for redevelopment, and provision of tax or financial incentives to do so.

F.6 Office Uses

Promote the study of the need for office space, specifically within the Area, but within the context of the Community as a whole.

G.7 Parks and Community Services

Promote the Truckee River by establishing parks along or near its banks.

Encourage exhibit areas, and a trout pond attraction at Wingfield Park.

Promote the establishment, if possible, of a permanent bandshell at Wingfield Park.

Encourage better security in parks for visitors, including provision of special foot patrols.

Encourage public art at parks, plazas and public spaces.

Encourage facilities for children's enjoyment.

Encourage permanent restrooms at public locations and parks.

Encourage the development of pathways to tie and link the

downtown parks and public spaces into the neighborhoods adjacent to the Area.

Promote public plazas and courtyards for the enjoyment of visitors.

Encourage the extension of the Sierra and West Street Plazas.

Encourage riverfront orientation of private and public developments.

Promote the establishment of appropriate setback limits for development adjacent to the Truckee River in the Area.

Promote the investigate and establishment of dedicated lands and public access points adjacent to the Truckee River.

Encourage the establishment of "nursery" quality maintenance programs for parks and public spaces within the Area.

H.8 Project Financing

Where necessary to effect the goals of the Redevelopment Plan, utilize eminent domain to assemble sites and clear leaseholds.

Investigate financing of multi-use facilities in the Area.

Develop internal parameters and guidelines for investment by the Agency in public/private partnerships, including ratios based on:

- value to the City with regard to provision of jobs and tax base,
- the achievement of the goals of the Redevelopment Plan,
- the credibility of the developer based upon quality of

past work and quality of credit, and
-the provision of "must see" attractions which could
assist in the attractiveness of the Area as a whole.

I.9 Railroad

Encourage working relationship with the Southern Pacific
Railway Company to improve conditions at and adjacent to
the tracks

Promote the investigation, and support, of the refurbishment
of the railway station on Commercial Row to make it an
attractive facility to visitors.

Encourage attractive landscaping adjacent to the tracks
whenever possible.

Promote the reduction of the dust adjacent to the tracks by
encouraging dust-free surfaces.

Encourage the railroad to reduce and/or abate noise caused by
the crossing signs and train "whistle".

Promote a mechanism to maintain a clean trackside.

Encourage the improvement of the visual quality of fencing and
maintenance of fencing for safety.

Identify existing railroad buildings which could be reused by
the public or private sector and work to promote the
purchase of these from the railway companies.

Encourage shorter trains coming into the Area so as to not
disturb and disrupt vehicular street traffic.

Encourage the establishment of "shuttle" trains from Reno to
Sparks.

Redevelopment Plan (Amended)

27

J.10 Retail

Promote shops and facilities of high quality, both in merchandise and attractiveness to the Area.

Encourage magnet facilities to attract critical mass needed for investment.

Encourage retail which is attractive to tourists, employees and residents, and which are unique, specifically smaller "boutique" and specialty shops.

Promote the environment to allow bringing new retail into the downtown.

Identify retail preferences of tourists and downtown employees through market studies and surveys.

Encourage the rehabilitation of existing facilities.

Promote a mechanism for design and architectural review of new projects and revitalization of existing facilities.

Promote a mechanism for tapping the shopping potential of northwest Reno in the downtown.

Encourage methods to maintain the existing retail base in the downtown.

K.11 Tourism/Visitors

Promote the diversity of opportunities and entertainment of visitors, including special events, shopping areas, museums and other non-gaming attractions.

Encourage information to visitors on availability of events, facilities and locations of all attractions, gaming and non-gaming alike.

Redevelopment Plan (Amended)

28

Promote the improvement of transportation service into Reno by Air and train.

Encourage marketing efforts for non-peak times of year, especially winter.

Encourage the Reno-Sparks Convention and Visitor Authority to assist in enhanced marketing of the Area.

Promote "sister cities" to enhance awareness of the Area's attractions.

Encourage a range of transportation systems and sources within the Area and the City as a whole to facilitate access to attractions.

Recognize the central location of Virginia Street as an attraction, utilizing temporary closings of the street to vehicular traffic to provide for events.

L.12 Traffic Circulation

Encourage the examination, evaluation and implementation, where feasible, of right-of-way closings, both permanent and temporary, to enhance circulation and attractiveness of the Area.

Promote the establishment of appropriate lane widths for vehicles.

Promote the establishment of appropriate areas for provision of bicycle lanes, paths and racks for storage, following the guidelines of the City's Bicycle Plan.

Encourage the establishment, where feasible, of elevated pedestrian-ways.

Redevelopment Plan (Amended)

29

Promote the investigation of tunneling under the tracks to provide for enhanced vehicular and pedestrian traffic circulation.

Promote the investigation of a fixed guideway system to provide for efficient circulation of people in the Area.

Encourage the establishment, where feasible, of alternative systems which effect "shuttling" in the downtown, including trolleys, horsedrawn carriages, and trackless trolleys.

M.13 Transportation

Encourage the increase of the number of parking facilities and stalls, and market their availability to residents and visitors alike.

Promote the clarity and enforcement of a coherent taxi stand policy.

Encourage the publication of routes, stops and schedules of the public bus service to relieve single vehicle congestion.

Promote clear policies for parking and circulation systems and routes for over-the-road (tour) buses.

Encourage the collect of data on the numbers and importance of tour buses to the Area's economy.

Encourage the promotion of alternate systems and facilities for employee parking, including shuttle systems, fixed guideway systems, satellite parking facilities, and incentives such as bus passes, car pools and public bus

Redevelopment Plan (Amended)

30

service discounts.

Encourage the enhancement of transportation to major activity centers within and without the Area.

VII. ACTIVITIES PERMITTED BY THIS PLAN

The Agency may utilize all of the tools allowed by NRS, and the activities, procedures and processes which follow to remove conditions which contribute to the presence of economic and physical deterioration and blight and to prevent the spreading of these conditions within the Area.

A. Planning

1. The Agency may create and devise plans, designs, and feasibility studies, or cause plans, designs and feasibility studies to be created and devised by consultants and/or staffs of offices and departments of the City, and the Agency may adopt such plans, designs, and feasibility studies as amendments to this Plan or as projects or programs to be implemented by the Agency.
2. The Agency may adopt plans or portions of plans created by the offices, departments or consultants of the City and State as amendments to this Plan or as applicable to projects or programs to be implemented by the Agency.
3. The Agency may propose to the City that plans and designs created and devised through its auspices be considered and adopted by the City for incorporation into its plans, designs, processes, and/or programs.
4. On an annual basis, the Agency will develop, and propose for adoption by appropriate implementing bodies, project lists or capital improvement programs consisting

Redevelopment Plan (Amended)

32

of project lists, which serve to effect the goals of this Plan, and the adoption of a new project list or capital improvement program may cause the re-ordering of priority for implementation of projects on previously adopted project lists or capital improvement programs by approving bodies.

5. The Agency will constitute an advisory group which may consist of Area residents, property owners, business owners or operators, and other interested citizens which will give the Agency input on its proposed projects and programs; the advisory group may also propose projects and programs to the Agency for its consideration.

6. The advisory group shall be appointed by the Agency to serve terms of not less than one year, nor more than three years, and shall be of sufficient size and representation of the Area to give proper, timely, and appropriate input to the Agency.

7. The advisory group shall elect a chair, vice-chair and secretary, and shall hold regularly scheduled meetings, open to the public; it may hold these meetings with or without Agency staff present.

B. Acquisition of Property

1. The Agency may acquire all real property within the Area by purchase, gift, grant, bequest, devise, exchange, purchase, eminent domain or any other means as allowable by the applicable provisions of NRS; however, the Agency

Redevelopment Plan (Amended)

33

shall not be required by the adoption of this Plan to acquire all real property within the Area.

2. The Agency may acquire by eminent domain, pursuant to the provisions of NRS Chapter 37, real property which cannot be acquired by purchase, gift, grant, bequest, devise or exchange real property, the acquisition of which is deemed to be in the public interest and necessary to effect the goals of this Plan in order to eliminate conditions underlying the adoption of this Plan.

3. The Agency shall not acquire real property covered by a participation agreement with a private owner, as required by NRS, if the owner fulfills the performance requirements of the agreement.

4. The Agency may acquire all interest in real property, including full fee, and interest less than full fee, including any and all leasehold interests.

5. The Agency may acquire structures without acquiring the land upon which the structures are located.

6. Without the consent of the owner or owners, the Agency may not acquire any real property on which an existing structure is to remain in its present form and use unless:

- a. such structure requires physical alteration, improvement, modernization or rehabilitation, or
- b. the site, parcel or lot on which the structure is

Redevelopment Plan (Amended)

34

located requires modification or alteration in size, shape or use, or

c. it is necessary to impose upon such property standards, restrictions and/or controls established pursuant to the Plan, and the owner fails or refuses to execute a participation agreement or to fulfill the performance requirements of such an agreement in accordance with the provision of this Plan and NRS to effect the goals and objectives of this Plan.

7. The Agency shall not acquire and is not authorized to acquire, real property owned by public bodies which do not consent to such acquisition.

8. The Agency may acquire from any public body public property to be transferred to private ownership before the goals and objectives of this Plan have been attained, unless the Agency and the private owner enter into a participation agreement, and the owner completes the performance requirements of that agreement.

9. The Agency is authorized to acquire personal property by any means allowed by law, including eminent domain, to attain the goals and objectives of this Plan.

10. The Agency may acquire property and/or structures identified as having historic significance to the City and State by reason of architectural, economic or social contribution to the City and/or State.

11. The Agency may acquire land for development by

Redevelopment Plan (Amended)

35

public bodies or entities, including itself, or for development by private bodies or entities provided that the subsequent development of or on the land is or would be of benefit to the Area, and the development effects the goals and objectives of this Plan.

12. The Agency may acquire facade easements from private and public entities to facilitate beautification or historic preservation.

C. Relocation

1. Pursuant to the provision of Chapter 342 of NRS, the Agency shall provide relocation assistance and make all payments in such manner required by the Uniform Relocation Code of 1972, as amended, for all projects or programs utilizing any form of Federal financial assistance to pay all or any part of the cost of that program or project.

2. The Agency may offer relocation assistance to persons, individuals, families, businesses and others who may be displaced through activities to effect this Plan in any form or manner the it deems appropriate, including financial payments or subsidies, site locator services or any other means.

D. Property Management

1. The Agency is authorized to expend funds and staff time, and to contract with private or public bodies for management and maintenance services for property and

structures under its ownership and/or control.

2. Property and structures controlled or owned by the Agency may be rented or leased to public or private entities pending disposition to effect the goals and objectives of this Plan, and such rental or leasing shall be pursuant to such policies as the Agency may adopt.

E. Demolition, Clearance and Site Improvements

1. Nothing in this Amendment to the 1983 Redevelopment Plan shall preclude the Agency's right to, and the Agency may replace, repair, demolish, remove or alter improvements, or the physical or implied character, nature, layout, specificity, proscriptions or requirements of previous or subsequent redevelopment projects as deemed necessary by the Agency to accomplish the goals of this Plan in a changing world.

2. The Agency may demolish or cause to be demolished buildings, structures or any other improvements on any real property in the Area under the ownership of the Agency, as necessary and required to effect the goals and objectives of this Plan.

3. The Agency may clear or cause to be cleared any and all improvements on or in real property within the Area under the ownership of the Agency.

4. The Agency may prepare or cause to be prepared for redevelopment any real property in the Area, whether owned by the Agency or not.

Redevelopment Plan (Amended)

37

5. The Agency may construct and install, or cause to be constructed and installed, public improvements and public utilities, within or without the Area, necessary to effect the goals and objectives of this Plan, including but not limited to:

- a. streets, curbs, gutters, sidewalks, street lights, street furnishings;
- b. sewers, storm drains, electrical and gas distribution systems;
- c. bridges, underpasses, overpasses;
- d. landscaped and hardscaped areas, parks, plazas, playgrounds;
- e. motor vehicle parking facilities, transportation facilities;
- f. public and civic centers, and sports facilities; all as authorized or allowable by Law.

6. The Agency may, to the extent and in the manner provided by law, construct foundations, platforms or other structural forms necessary for the provision or utilization of air rights, sites for buildings to be used for residential, commercial, retail, tourist, recreational, public or other uses provided for by this Plan.

F. Rehabilitation, Conservation and Moving of Structures

1. The Agency may advise, encourage and assist in the

Redevelopment Plan (Amended)

38

conservation and rehabilitation of property and structures in the Area not owned by the Agency.

2. The Agency may rehabilitate or cause to be rehabilitated any building, structure or site within the Area owned by the Agency.

3. The Agency may devise and implement programs for rehabilitation and conservation of buildings, structures and sites within the Area, whether owned by the Agency or by public or private entities, bodies or individuals.

4. To effect the goals and objectives of this Plan, the Agency may move or cause to be moved any structure or building which can be rehabilitated after such move to acceptable local standards to a location within or without the Area.

G. Cooperation with Public Bodies

1. NRS authorizes every public body to aid and cooperate, with or without consideration, in the planning, undertaking and execution of activities, programs and projects to achieve the goals and objectives of this Plan; any public body or agency, with or without consideration, may:

- a. dedicate, sell, convey or lease any of its property to the Agency;
- b. construct or cause to be constructed public improvements, including parks, recreational, community, educational, water, sewer or drainage

Redevelopment Plan (Amended)

39

facilities, or any other works which it is otherwise empowered by law to undertake, to be furnished adjacent to, or in connection with, redevelopment projects;

- c. furnish, dedicate, close, pave, install, grade, regrade, plan or construct streets, alleys, roadways, sidewalks or other places which it is otherwise empowered by law to undertake;
- d. plan or replan, zone or rezone any part of the Area and make any legal exceptions from building regulations and ordinances;
- e. enter into agreements with the Federal government respecting actions to be undertaken by such public body pursuant to any of the powers granted by NRS 279.382 to 279.680, inclusive; and
- f. purchase or legally invest in any of the bonds of the Agency.

2. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest good.

3. The Agency shall request the cooperation and aid of such public bodies to allow Agency input, review and approval, where deemed necessary or appropriate, of public and private plans for projects, programs and

Redevelopment Plan (Amended)

40

construction affecting redevelopment and development of the Area.

4. The Agency may enter into agreements, both formal and informal, with said public bodies, for planning, implementation and execution of activities, projects and programs which fulfill or attempt to fulfill the goals and objectives of this Plan.

5. The Agency may enter into agreements, both formal and informal, with said public bodies, for planning, implementation and execution of activities, projects and programs which fulfill the missions of said public bodies, as well.

H. Participation Agreements

NRS 279.566 requires that the Agency enter into participation agreements with owners or tenants of property within the Area to effect the goals and objectives of this Plan; accordingly, the Agency shall:

1. have developed and created guidelines and rules for the format and application of participation agreements with owners which give said owners or tenants reasonable opportunities to participate in the accomplishment and achievement of the goals and objectives of this Redevelopment Plan by:
 - a. retaining all or a portion of their properties;
 - b. acquiring adjacent or other properties in the Area;
 - c. rehabilitation of existing buildings or

Redevelopment Plan (Amended)

41

improvements;

- d. planning, constructing and owning new facilities and structures;
- e. selling their properties to the Agency and purchasing other properties in the Area; and
- f. participating with the Agency in the planning, constructing and ownership of new facilities and structures within the Area.

2. Said guidelines and rules, when adopted, become part of this Redevelopment Plan, and are incorporated herein by reference, and may be amended as allowable by law by the Agency, as it deems appropriate.

3. All provisions within this Plan pertaining to the non-performance by owners or tenants with which the Agency have signed participation agreements shall be enforceable by law, and the provisions and remedies contained in applicable sections of this Plan shall be incorporated into the rules and guidelines for participation agreements heretofore adopted by the Agency.

4. All participation agreements shall be recorded with such documents as may be necessary to make the provisions of this Plan enforceable to the properties affected.

5. The requirement of this section of the Plan shall apply to all property within the boundary of the Area, whether or not the Agency and a participant enter into

a participation agreement, including all public and private property.

I. Disposition of Property

1. To accomplish the purposes of this Plan, the Agency is authorized to sell, lease, transfer, assign, exchange, pledge, cause to be subdivided, encumber by mortgage or deed of trust, or otherwise dispose of any real property acquired.

2. All real property acquired by the Agency in the Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan, except property conveyed by the Agency to the City or other public bodies.

3. All sales or leases must be conditioned upon the redevelopment and use of the property in conformity with this Plan.

4. To the extent permitted by law, the Agency is authorized to dispose of real property by sale or lease by negotiation without public bidding.

5. Real property acquired by the Agency may be conveyed by the Agency without charge to the City and where beneficial to the Area without charge to any other public body.

6. All purchasers or lessees of property shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the

Redevelopment Plan (Amended)

52

during the implementation of the Plan, and those areas designated for other uses.

5. Sufficient space shall be maintained between buildings in all areas to provide adequate light, air and privacy.

6. The Agency may require that projects funded in whole or in part with Agency funds, from any source, include or incorporate into their designs public spaces, such as plaza or courtyard areas, accessible or viewable by the general public.

E. Signs

1. All signs shall conform at a minimum to the City sign ordinances as they now exist or are hereafter amended, and to such other sign standards as the Agency and/or City shall establish.

2. Before erection or installation, the design of all new signs shall be submitted to the Agency for review and comment regarding consistency with the Redevelopment Plan. The Agency is hereby authorized to assign responsibility for the review and comment on all new signs to the staff of the Agency, if it so desires or to any other body it deems appropriate.

F. Utilities

1. The Agency shall require that all utilities to serve new and/or rehabilitated developments be placed underground, in conformance with the provisions of the

Reno Municipal Code.

2. Additionally, the Agency may assist through financing the undergrounding of utilities in areas which do not experience new development.

G. Incompatible Uses

No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor or similar factors would be incompatible with surrounding areas or structures shall be permitted in any part of the Redevelopment Area, except with the specific permission of the Agency.

H. Mixed Use Developments

Mixed Use developments will be permitted in any or all of the permitted land use categories utilized by this Plan, and will be evaluated for their appropriateness within the context of each land use category, surrounding development, anticipated traffic patterns and circulation, and the appropriateness of other uses within the development for the area. Mixed use developments may be discouraged or rejected by the Agency if deemed inappropriate.

I. Subdivision of Parcels

No parcel in the Area, including any parcel retained by a participant, shall be subdivided without the approval of the Agency, subject to applicable federal, state and local statutes, ordinances and regulations. The Agency is hereby authorized to assign responsibility for the review of proposed subdivisions to its staff if it should so choose or to any

other body it deems appropriate.

J. Minor Variations

1. Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions and controls established by this Plan, if the Agency determines that:

- a. The application of certain provision of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Plan;
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions and controls;
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the Area; and
- d. Permitting a variation will not be contrary to the objectives of this Plan or of the Master Plan of the City.

2. No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan.

3. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the

public peace, health, safety or welfare, and to assure compliance with the purposes of this Plan.

4. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

K. Design for Development

1. Within the limits, restrictions and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access and other development and design controls necessary for proper development of both private and public areas within the Area.

2. No new improvement shall be constructed, and no existing improvement shall be substantially modified, altered, repaired or rehabilitated except in accordance with this Plan and any such controls, and in the case of property which is the subject of a disposition and development or participation agreement with the Agency, and any other property, in the discretion of the Agency, in accordance with architectural, landscape and site plans submitted to and approved in writing by the Agency.

3. Plans for development shall give consideration to good design, open space and other amenities to enhance the aesthetic quality of the Area.

4. The Agency shall not approve any plans that do not

Redevelopment Plan (Amended)

56

comply with this Plan, and the Agency is authorized to assign responsibility for the review and approval of such plans to the staff of the Agency, if it so desires or to any other body it deems appropriate.

L. Building and Other Permits

1. No City permits shall be issued for the construction of any new building or any reconstruction or remodel of an existing building, or for excavation on public or private land, or encroachment on public property in the Area from the date of adoption of this Plan until the application for such permit has been processed in the manner provided herein reviewed and approved by the Agency staff or any other body it deems appropriate.

2. Upon receipt of such an application for permit, the City shall request the staff of the Agency to review the application to determine what effect, if any, the issuance thereof would have upon the Plan for said Area.

3. Within ten (10) working days thereafter, the staff of the Agency shall file with the City a written report setting forth its findings of fact, including, but not limited to, the following:

- a. Whether the applicant has entered into an agreement with the Agency for the development of said improvements and has previously submitted architectural, landscape and site plans to the Agency;

Redevelopment Plan (Amended)

57

- b. Whether the proposed improvements would be compatible with the standards and other requirements set forth in the Plan; and
 - c. Whether modifications, if any, in the proposed improvements would be necessary in order to meet the requirements of the Plan.
4. After receipt of said report or after said ten day period, whichever occurs first, the City may begin plan check process for the issuance of the permit with conditions, or shall withhold the issuance of the permit if the Agency staff finds that the proposed improvements do not meet the requirements of the Plan.
 5. Within five days after allowing or withholding issuance of the permit, the City shall notify by certified mail the applicant and the Agency staff of its decision.
 6. No new improvement shall be constructed and/or modified unless resubmitted to the Agency, and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency.
 7. No permit shall be issued for excavation or encroachment within the Area unless the Agency has approved the permit in writing, after submittal to it of detailed drawings in the case of excavation, and detailed

Redevelopment Plan (Amended)

description, in the case of encroachment.

Attachment: 2005 ordinance amending RDA 1 (10892 : RDA Debt and Financial Status Presentation)

X. METHODS OF FINANCING THE PROJECT

Redevelopment Plan (Amended)

59

A. General Description of the Proposed Financing Method

1. The Agency is authorized to finance projects within the Area with financial assistance from the City, State of Nevada, Federal government, tax increment funds, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale or Agency-owned property or any other available source, public or private.

2. The Agency is also authorized to obtain advances, borrow funds, and create indebtedness in carrying out this Plan.

3. The principal and interest on advances, funds and indebtedness may be paid from tax increments or any other funds available to the Agency.

4. Advances and loans for survey and planning activities, and for the operating capital for administration of this Redevelopment Area may be provided by the City until adequate tax increment or other funds are available or sufficiently assured to repay the advances and loans and to permit borrowing adequate working capital from sources other than the City.

5. The City, as it is able, may also supply additional assistance through loans and grants for various public facilities.

6. The City or any other public agency may expend money to assist the Agency in carrying out this Plan.

Redevelopment Plan (Amended)

60

7. The Agency is authorized to issue bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of project activities in the Area.

8. Neither members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

9. The bonds and other obligations of the Agency are not a debt of the City or the State, nor are any of its political subdivisions liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency, and such bonds and other obligations shall so state on their face.

10. Bonds and obligations of the Agency do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

11. The Agency is authorized to make pledges as to specific advances, loans and indebtedness as appropriate in carrying out project activities in the Area.

B. Tax Increment Funds

1. NRS 279.676 provides as follows:

"Any redevelopment plan may contain a provision that taxes, if any, levied upon taxable property..."(within the Area each year by or for the benefit of the State of

Redevelopment Plan (Amended)

61

Nevada, the County of Washoe, the City of Reno, any district or any other public corporation (hereinafter sometimes called "taxing bodies" after the effective date of the 1983 Plan), "must be divided as follows:

- (a) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in the Redevelopment Project as shown upon the assessment roll used in connection with the taxation of the property by the taxing agency, last equalized before the effective date of the ordinance," (approving the 1983 Plan) "must be allocated to and when collected, must be paid into the funds of the respective taxing agencies as taxes by or for such taxing agencies on all other property are paid. To allocate taxes levied by or for any taxing agency or agencies which did not include the territory in a redevelopment project" (the Area) "on the effective date of the ordinance" (approving the 1983 Plan) "but to which the territory has been annexed or otherwise included after the effective date, the assessment roll of the County" (of Washoe) "last equalized on the effective date of the ordinance must be used in determining the assessed valuation of the taxable property in the project" (Area) "on

the effective date.

- (b) That portion of the levied taxes each year in excess of that amount must be allocated to and when collected must be paid into a special fund of the Redevelopment Agency to pay the principal of and interest on loans, money advanced to, or indebtedness, whether funded, refunded, assumed, or otherwise, incurred by the Redevelopment Agency to finance or refinance, in whole or in part, the redevelopment project" (Area). Unless the total assessed valuation of the taxable property in a redevelopment project" (the Area) "exceeds the total assessed value of the taxable property in the project" (Area) "as shown by the last equalized assessment roll referred to in paragraph (a), all of the taxes levied and collected upon the taxable property in the redevelopment project" (Area) "must be paid into the funds of the respective taxing agencies. When such loans, advances and indebtedness, if any, and interest thereon, have been paid, all money thereafter received from taxes upon taxable property in the redevelopment project" (Area) "must be paid into the funds of the respective taxing agencies as taxes on all other property are paid."
- a. The portion of taxes mentioned in subparagraph (b)

Redevelopment Plan (Amended)

63

above are hereby irrevocably pledged for the payment of the principal and interest on the advance of money, or making of loans or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance project activities in the Area, in whole or in part.

b. The Agency is authorized to make such pledges mentioned in paragraph a. above as to specific advances, loans and indebtedness as appropriate in carrying out activities in the Area.

2. NRS. 279.677, provides as follows:

"1. For the purpose of allocating taxes pursuant to NRS 279.676, a redevelopment area under the jurisdiction of a redevelopment agency for which a redevelopment plan has been adopted and a tax increment area under the jurisdiction of a community for which a tax increment account has been created may be merged, by the amendment of each affected redevelopment plan or ordinance of the community establishing a tax increment area, upon the conditions provided in this section.

2. The redevelopment plan for the converted redevelopment area must (emphasis added) provide that:

(a) The amount of taxes to be allocated to the agency pursuant to NRS 279.676 or the community must be computed separately for:

(1) The original redevelopment area, using the

Redevelopment Plan (Amended)

64

assessment roll last equalized before the effective date of the ordinance approving the redevelopment plan;

(2) The original tax increment area, using the assessment roll last equalized before the effective date of the ordinance unconditionally ordering the undertaking and providing for tax increment financing; and

(3) Each area, if any, added to the converted redevelopment project, using the assessment roll last equalized before the effective date of the ordinance adding the area to the project. The taxes computed under this subparagraph must be allocated to the Agency.

(b) After the projects specified in the plan have been completed and any indebtedness incurred in conjunction with the projects has been paid, no further taxes for the converted redevelopment area are to be allowed to the agency.

3. If the redevelopment agency or the community has, before such a merger, incurred any indebtedness on account of a constituent redevelopment area or tax increment area, the taxes attributable to that area which are allocated to the agency pursuant to NRS 279.676 or the community must be first used to comply with the terms of any resolution concerning bonds or agreement pledging

Redevelopment Plan (Amended)

65

the taxes from the constituent redevelopment area or tax increment area."

C. Other Loans and Grants

Any other loans, grants, guarantees or financial assistance from the United States, the State of Nevada or any other public or private source will be utilized if available to carry out activities in the Area.

D. Protection of Bondholders

Notwithstanding any other provision of this Plan, the Agency does hereby ratify, conform and approve all of its rights and obligations and obligations outstanding on the date hereof, including, Agency Resolution No. 18, adopted on July 22, 1985 and amended on September 23, 1985; Agency Resolution No. 49, adopted on February 13, 1990, and the Agency's Downtown Redevelopment Project Tax Allocation Bonds, Series A and its Downtown Redevelopment Project Tax Allocation Refunding Bonds, Series C, now outstanding pursuant to such resolution. No indebtedness, obligation or other financial undertaking by the Agency hereunder shall be authorized, approved or undertaken which violates the terms and conditions of said resolutions. The Agency hereby provides the foregoing assurance, which is reasonably necessary and proper to carry out the intention and facilitate the performance by the Agency of said resolutions, and better assures and confirms unto the bondholders their rights and benefits as provided in said resolutions.

Redevelopment Plan (Amended)

Attachment: 2005 ordinance amending RDA 1 (10892 : RDA Debt and Financial Status Presentation)

XI. ACTIONS BY THE CITY OF RENO

Redevelopment Plan (Amended)

72

XV. LEGAL DOCUMENTATION

Attached to this Plan is the documentation of legal actions taken to adopt this Plan, as well as the boundary description and the map showing the outline of the boundary which is entitled **PROJECT AREA AND EXISTING LAYOUT OF STREETS**.

PROJECT BOUNDARY (DESCRIPTION)

Redevelopment Plan (Amended)

73

The boundary described by the following recitation is intended as a guide only for general location of the project, and is not represented to be a surveyed legal description of the Downtown Redevelopment Area of the City of Reno, Nevada.

Beginning at the intersection of the westerly right-of-way line of Vine Street and the northerly right-of-way line of West 5th Street, thence easterly along the northerly right-of-way line of West 5th Street to the westerly right-of-way line of West street, thence northerly along the westerly right-of-way line of West Street to the northerly right-of-way line of Elm Street extended, thence easterly along the northerly right-of-way line of Elm Street to the westerly right-of-way line of North Sierra Street, thence northerly along the westerly right-of-way line of North Sierra Street to the northerly right-of-way line of Maple Street, thence easterly along the northerly right-of-way line of Maple Street to the westerly right-of-way line of North Virginia Street, thence northerly along the westerly right-of-way line at North Virginia Street to the northerly right-of-way line of East 8th Street, thence easterly along the northerly right-of-way line of East 8th Street to the easterly right-of-way line of North Center Street, thence southerly along the easterly right-of-way line of North Center Street to the northerly right-of-way line of East 5th Street, thence easterly along the northerly right-of-way line of East 5th Street to the easterly right-

Redevelopment Plan (Amended)

74

of-way line of North Lake Street, thence southerly along the easterly right-of-way line of North Lake Street to the northerly right-of-way line of East 4th Street, thence easterly along the northerly right-of-way line of East 4th Street to the easterly right-of-way line of Evans Avenue, thence southerly along the easterly right-of-way line of Evans Avenue to the northerly right-of-way line of the Southern Pacific Railroad, thence easterly along the northerly right-of-way line of the Southern Pacific Railroad to the easterly right-of-way line of North Wells Avenue, thence southerly along the easterly right-of-way line of North Wells Avenue to the southerly high water line of the Truckee River, thence westerly and southwesterly along the southerly high water line of the Truckee River to the northerly right-of-way line of East 2nd Street, thence easterly along the northerly right-of-way line of East 2nd Street to the easterly right-of-way line of High Street, thence southerly along the easterly right-of-way line of High Street, thence southerly along the easterly right-of-way line of High Street extended to the southerly right-of-way line of High Street extended to the southerly right-of-way line of East Liberty Street, thence westerly along the southerly right-of-way line of East Liberty Street to the easterly line of an unnamed north-south alley, said line being approximately 160 feet east of, and parallel to, the easterly right-of-way line of Sinclair Street, thence southerly along the easterly line of said unnamed north-south

Redevelopment Plan (Amended)

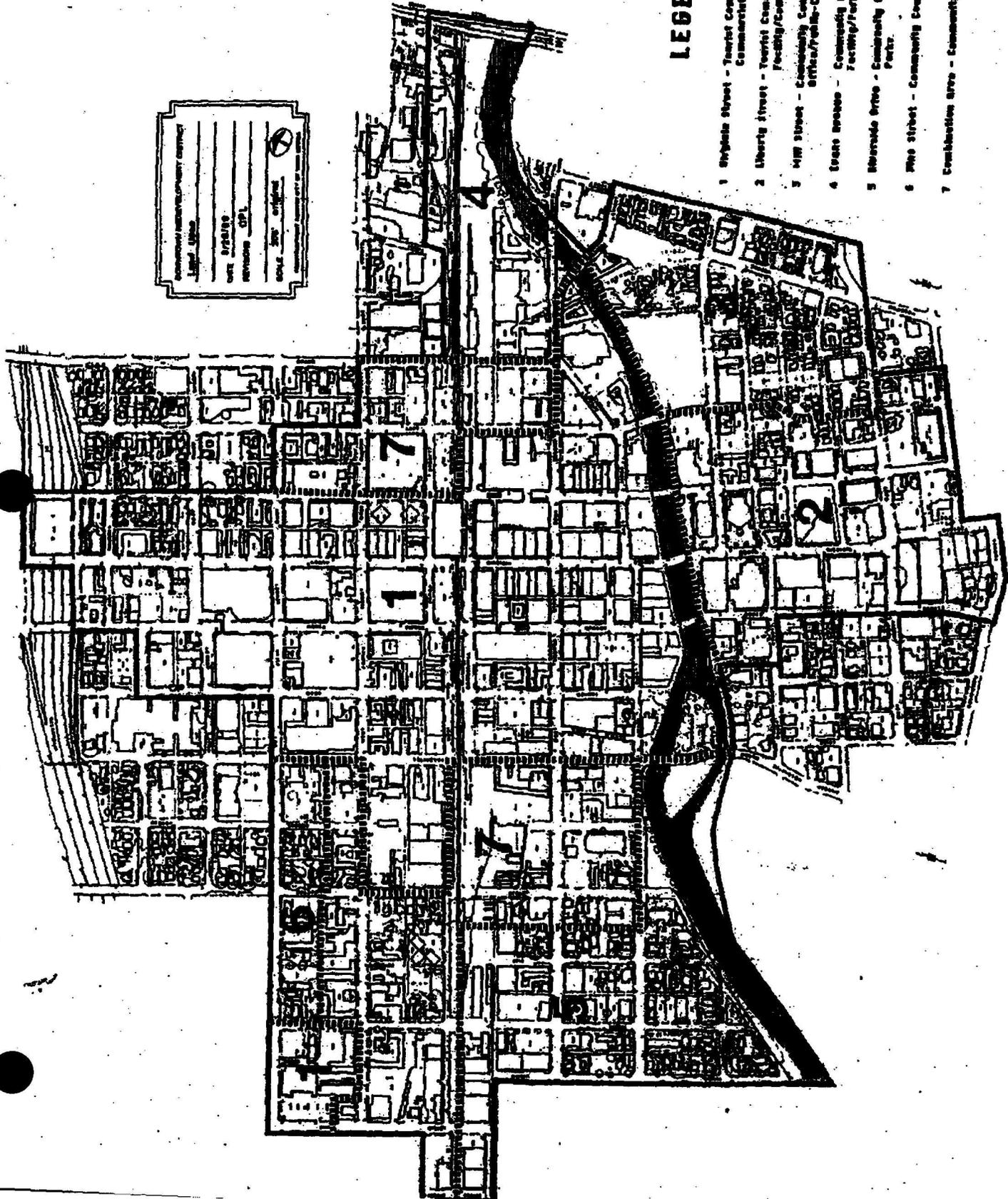
75

alley extended to the southerly right-of-way line of Stewart Street, thence westerly along the southerly right-of-way line of Stewart Street to the easterly right-of-way line of South Virginia Street, thence southerly along the easterly right-of-way line of South Virginia Street to the southerly right-of-way line of California Avenue extended, thence westerly along the southerly right-of-way line of California Avenue to the westerly right-of-way line of South Sierra Street, thence northerly along the westerly right-of-way line of South Sierra Street to the southerly right-of-way line of Court Street, thence westerly along the southerly right-of-way line of Court Street to the westerly right of-way line of Rainbow Street extended, thence northerly along the westerly right-of-way line of Rainbow Street to the southerly high water line of the Truckee River, thence westerly along the southerly high water line of the Truckee River to the westerly right-of-way line of Winter Street extended, thence northerly along the westerly right-of-way line of Winter Street to the southerly right-of-way line of the Southern Pacific Railroad, thence westerly along the southerly right-of-way line of the Southern Pacific Railroad to the westerly right-of-way line of Keystone Avenue, thence northerly along the westerly right-of-way line of Keystone Avenue to the northerly right-of-way line of the Southern Pacific Railroad, thence easterly along the northerly right-of-way line of the Southern Pacific Railroad to the westerly right-of-way line of Vine Street, thence northerly

Redevelopment Plan (Amended)

76

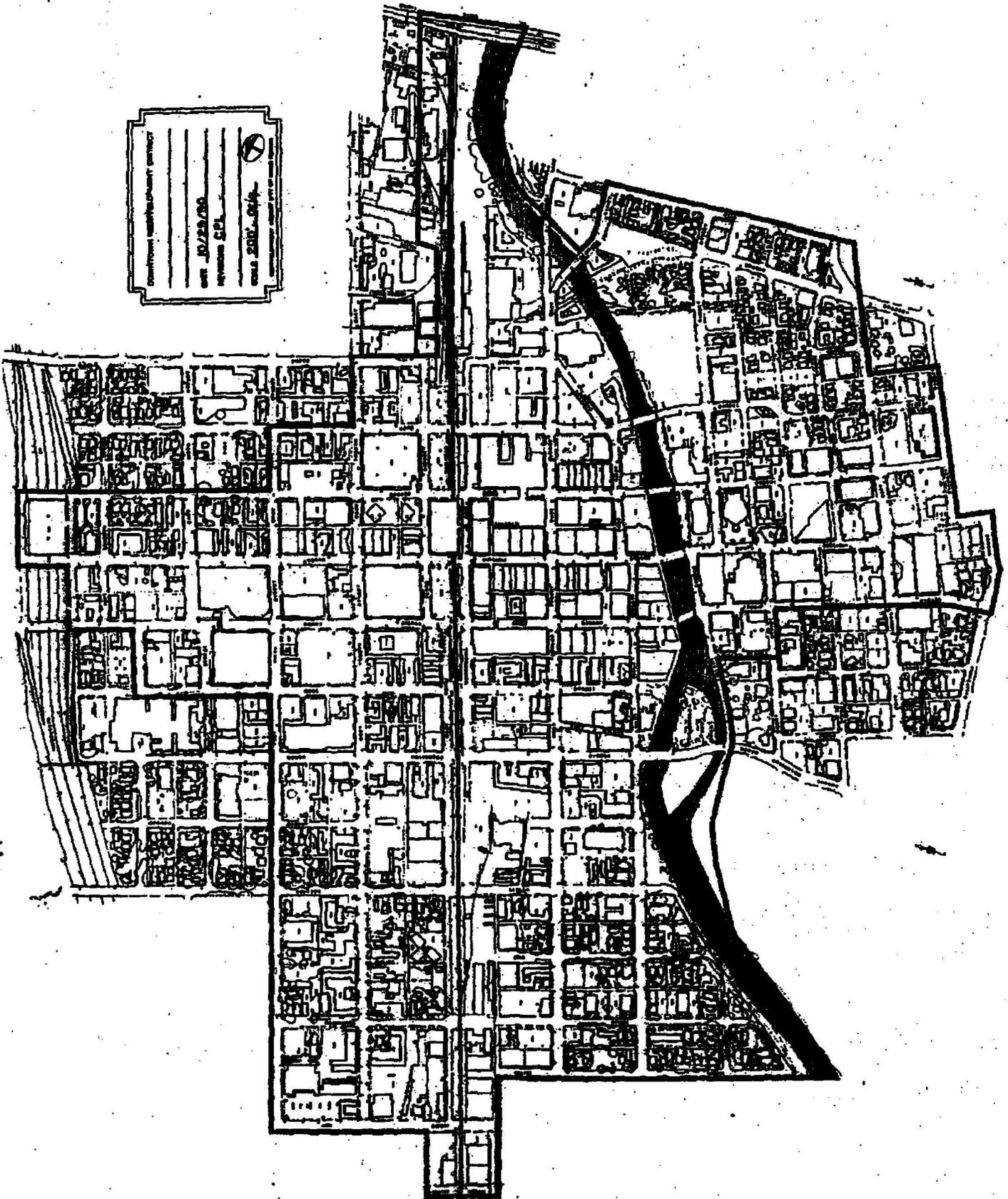
along the westerly right-of-way line of Vine Street to the northerly right-of-way line of West 5th Street, and the point of beginning.



COMMUNITY DEVELOPMENT CENTER
 LEGAL OFFICE
 CITY OFFICE
 DISTRICT OFFICE
 CITY OFFICE

LEGEND

- 1 Style Street - Tourist Commercial/Artisan/Community Commercial
- 2 Liberty Street - Tourist Commercial/Public-Cultural Facility/Community Commercial/Artisan
- 3 Hill Street - Community Commercial/Event-Publication Office/Artisan-Cultural Facility
- 4 East Avenue - Community Commercial/Public-Cultural Facility/Parke
- 5 Riverside Drive - Community Commercial/Hotel-Residential Parke
- 6 Ohio Street - Community Commercial/Event-Publication Office
- 7 Exhibition Drive - Community Commercial-Market



DATE: 10/22/05
BY: [Signature]
SCALE: 1/8" = 1'-0"

EXHIBIT B**AMENDMENT TO THE REDEVELOPMENT PLAN
FOR THE DOWNTOWN REDEVELOPMENT AREA****BACKGROUND**

The Redevelopment Plan ("Redevelopment Plan") for the Downtown Redevelopment Area ("Redevelopment Area") was approved and adopted by the City Council of the City of Reno ("City Council") on July 11, 1983, with a duration of thirty (30) years or an expiration date of July 12, 2013. The Redevelopment Plan was subsequently amended on September 23, 1985 by Ordinance No. 3316 and subsequently amended on November 27, 1990, by Ordinance No. 4041.

The Reno Redevelopment Agency ("Agency") is proposing an amendment to the Redevelopment Plan, the sole purpose of which is to extend the duration of the Redevelopment Plan to the maximum allowed in the NRS of forty-five (45) years. Therefore, the Agency proposes to extend the duration of the Plan to July 14, 2028 (reflecting the effective date).

In addition, the Agency proposes to make minor technical changes to the Plan to add specific language as required by the NRS regarding the number of dwelling units, and property to be devoted to public purposes and the nature of those purposes; and to add a map of the Redevelopment Area that clearly shows the boundaries and layout of streets in the Redevelopment Area.

The Redevelopment Plan is further hereby amended to include a new Part III to read as follows:

III. BOUNDARIES

The boundaries of the Redevelopment Area are described in the "Legal Description" located in Section XV of this Plan and incorporated herein by reference, and are shown on Exhibit 1 "Project Area Boundaries and Existing Layout of Streets".

The boundaries of the Redevelopment Area may be altered and amended as provided for by NRS and as approved by the Agency.

The Redevelopment Plan is hereby further amended to include new Subsections M and N in Section IX to read as follows:

M. Approximate Number of Dwelling Units

The number of dwelling units in the Redevelopment Area shall not exceed the maximum number allowed under the number and densities permitted under the City's Master Plan as implemented and applied by local codes and ordinances.

N. Property to Be Devoted to Public Purposes and the Nature of Those Purposes

In addition to public rights of way, the Redevelopment Area may include public, semi-public, institutional, or non-profit uses including: park and recreational facilities; libraries; educational, fraternal, employee, philanthropic, religious and charitable institutions; utilities; railroad rights of way; and facilities of other similar associations or organizations. All such uses shall conform so far as possible to the provisions of the Plan applicable to the uses and as permitted under the City's Master Plan. Property to be used for public purposes in the Redevelopment Area is also designated and described in the Master Plan as it now exists or may be amended from time to time.

The Redevelopment Plan is hereby further amended to include a new Part XIII to the Redevelopment Plan to read as follows:

XIII. DURATION OF THIS PLAN

Upon the effective date of the ordinance adopting the Amendment to the Redevelopment Plan, the provisions of this Redevelopment Plan shall be effective, and the provision of other documents formulated pursuant to this Plan may be made effective until July 14, 2028, forty-five (45) years from the date of the original adoption of the Redevelopment Plan by ordinance pursuant to applicable provisions of the NRS that limit the life of a Redevelopment Area to a total of forty-five (45) years.

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STATE OF NEVADA
COUNTY OF WASHOE

ss: Julia Ketcham

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the dates: **06/10/2005 - 06/10/2005**, for exact publication dates please see last line of Proof of Publication below.

Subscribed and sworn to before me

Signed:



JUN 10 2005



TANA CICCOTTI
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 02-75259-2 - Expires May 16, 2006



Proof of Publication

NOTICE OF CITY ORDINANCES NOTICE IS HEREBY GIVEN that the ordinances, listed below by title and containing the vote of the Council, were prepared on May 25, 2005, and final action and adoption of such ordinances took place on June 8, 2005. **BILL NO. 6261, ORDINANCE NO. 5711: AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING A <4>1.00 ACRE PARCEL BOUND BY U.S. HIGHWAY 40 TO THE NORTH, INTERSTATE 80 TO THE SOUTH AND THE EAST VERDI INTERCHANGE TO THE EAST WITHIN THE CITY'S SPHERE OF INFLUENCE AND COOPERATIVE PLANNING AREA, WASHOE COUNTY, NEVADA, WHICH WILL RETAIN ITS I (INDUSTRIAL) ZONING UPON ANNEXATION TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO. AYES: Aiazzi, Zadra, Hascheff, Gustin, Sferrazza, Dortch, Cashell NAYS: None ABSTAIN: None ABSENT: None BILL NO. 6262, ORDINANCE NO. 5712: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RENO AMENDING ORDINANCE NO. 4041, AS AMENDED, TO EXTEND THE DURATION OF THE REDEVELOPMENT PLAN FOR THE DOWNTOWN REDEVELOPMENT AREA, AND PROVIDING FOR OTHER MATTERS RELATING THERETO. AYES: Gustin, Zadra, Hascheff, Dortch, Cashell NAYS: Sferrazza**

ABSTAIN: None ABSENT: Aiazzi These ordinances shall be in full force and effect from and after June 10, 2005. Notice is further given that copies of the above ordinances are available for inspection by all interested parties at the office of the City Clerk, City Hall, One East First Street, Second Floor, Reno, Nevada or by accessing our website at cityofreno.com. **LYNNETTE R. JONES, CITY CLERK AND CLERK OF THE CITY COUNCIL** No. 59363 June 10, 2005

Attachment: 2005 ordinance amending RDA 1 (1000059363) : RDA Debt and Financial Status Presentation)

BILL NO. 3502ORDINANCE NO. 3091

AN ORDINANCE APPROVING THE "DOWNTOWN PROJECT AREA" REDEVELOPMENT PLAN; MAKING CERTAIN FINDINGS OF THE CITY COUNCIL; DESCRIBING THE BOUNDARIES OF THE PROJECT AREA COVERED BY THE REDEVELOPMENT PLAN; PROVIDING FOR MODIFICATION OF STREET LAYOUTS AND DISPLACEMENT OF OCCUPANTS OF HOUSING FACILITIES; MERGING THE CITY TAX INCREMENT AREA WITH THE REDEVELOPMENT PLAN AND PROJECT AREA; PROVIDING CERTAIN FINANCIAL PROVISIONS; ESTABLISHING CERTAIN FUNDS IN THE CITY TREASURY; PROVIDING FOR THE ALLOCATION, DIVISION AND DISPOSITION OF TAX MONEYS; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the Redevelopment Agency (the "Agency") of the City of Reno (the "City") has presented the City Council of the City (the "Council") with a redevelopment plan for the "Downtown Project Area" which redevelopment plan is on file with the Clerk of the City Council (the "Plan");

WHEREAS, the Council believes implementation of the Plan will eliminate those blighted areas which comprise the redevelopment project area described in the Plan (the "Project Area"); remedy economic stagnation; solve problems of age and obsolescence, inadequate flood protection, inadequate provision of open space and recreational opportunities and other conditions of blight in accordance with the Community Redevelopment Law of the State of Nevada, commencing with NRS Section 279.382 (the "Law");

WHEREAS, the Plan will provide a coordinated design approach which will create a more attractive environment in the Project Area suitable for cultural, leisure and entertainment activities for the entire family; increase the amount of land reserved for park and recreational areas; beautify and provide full utilization of the Truckee River Corridor as a more attractive pedestrian environment; and otherwise serve the public purposes and policies set forth in the Law; and

WHEREAS, upon the enactment of this ordinance, all acts and proceedings required by law necessary to create the Plan and the Project Area shall thereafter in all respects constitute a duly authorized and legally created redevelopment plan and redevelopment project area under the Law;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. Findings and Determination of Council. The Council finds and determines that:

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A. By the enactment of Ordinance No. 2998 the Council approved a tentative plan for a redevelopment project area, established the same and designated such redevelopment project area as the "Downtown Project Area" to be referred to thereafter as an approved redevelopment project area, and caused copies of such ordinance to be transmitted to the Agency, the Planning Commission of the City and the building department of the City, and filed with the County Recorder of Washoe County, Nevada, a description of the land within the redevelopment project area and a statement that proceedings for the redevelopment of the project area have been instituted.

B. Following enactment of Ordinance No. 2998, the Agency, in consultation with the Planning Commission, caused to be prepared a redevelopment plan based upon the approved tentative plan, which redevelopment plan does not contemplate property owner participation in the development.

C. On January 14, 1983, the Agency submitted the redevelopment plan to the Planning Commission for its report and recommendation and to assure its conformity to the master plan adopted by the Council. The Agency considered and approved the redevelopment plan on January 19, 1983. On February 8, 1983, the Planning Commission filed its report with the Agency, recommending that the Council adopt the redevelopment plan as the final plan for "Downtown Project Area."

D. Thereafter the Agency submitted the redevelopment plan to the Council for consideration.

E. Notice of a public hearing on the redevelopment plan held on Monday, February 14, 1983, at 2:00 o'clock p.m. in the City Council Chambers at 490 South Center Street, Reno, Nevada, was timely given by publication as required by NRS 279.580.

F. At such public hearing the Council considered the redevelopment plan as submitted by the Agency and recommended by the Planning Commission, and all evidence and testimony for or against the adoption of the redevelopment plan. No alternative plan was submitted pursuant to the Law.

SECTION 2. Findings by Council Concerning the Redevelopment Plan. The Council finds and determines that the redevelopment plan, and the adoption and carrying out of the redevelopment plan:

A. Complies with all the provisions of the Law, particularly NRS 279.572, 279.574, 279.576 and 279.598.

B. Conforms to the master plan of the City;

C. Is economically sound and feasible;

D. Will redevelop the area in conformity with the Law, and in the interests of the public peace, health, safety and welfare; and

E. Contains adequate safeguards that the work of redevelopment will be carried out pursuant to the plan, and provides such restrictions or covenants on land leased for private use to effectuate the purposes of the Law.

SECTION 3. Approval of Redevelopment Plan; Boundaries of Project Area.

A. The redevelopment plan for the "Downtown Project Area" is hereby approved, and such redevelopment plan is designated as the official redevelopment plan of the project area.

B. The full details of the approved plan are contained in and adopted hereby by reference to this ordinance and the following documents and papers on file in the Office of the City Clerk of the City:

(1) Tentative Redevelopment Plan - Downtown Project Area, City of Reno, Nevada - April 1, 1982;

(2) Reno, Nevada - Downtown Redevelopment Plan - March 4, 1983;

(3) The consolidated file for the Downtown Project Area Redevelopment Project, Number 1, as prepared and preserved by the City Clerk pursuant to NRS 279.554.

C. The legal description of the boundaries of the project area covered by the redevelopment plan is as follows:

Beginning at the intersection of the centerlines of Vine Street and West Fifth Street, thence easterly along the centerline of West Fifth Street to the centerline of Lake Street; thence southerly along the centerline of Lake Street to the centerline of East Fourth Street; thence easterly along the centerline of East Fourth Street to the centerline of Evans Avenue; thence southerly along the centerline of Evans Avenue to the north line of the Southern Pacific Railroad right of way; thence easterly along said north line to the west line of Wells Avenue; thence southerly along said west line to the south line of the Truckee River; thence westerly along said south line to the intersection of the centerline of Second Street; thence easterly along the centerline of Second Street to the centerline of High Street; thence southerly along the centerline of High Street to the centerline intersection of Ryland Street and Liberty Street; thence westerly along the centerline of Liberty Street to the centerline of Sinclair Street; thence northerly along the centerline of Sinclair Street to the centerline of Ryland Street; thence westerly along the centerline of Ryland Street to the centerline of South Virginia Street; thence northerly along the centerline of South Virginia Street to the centerline of State Street; thence easterly along the centerline of State Street to the centerline of Center Street; thence northerly along the centerline of Center Street to the centerline of Mill Street; thence easterly along the centerline of Mill Street to the

centerline of Lake Street; thence northerly along the centerline of Lake Street to its intersection with the south line of the Truckee River; thence westerly along said south line to the intersection of the centerline of Winter Street extended; thence northerly along the centerline of Winter Street to the south line of the Southern Pacific Railroad right of way; thence westerly along said south line to the east line of Keystone Avenue; thence northerly along said east line to the north line of the Southern Pacific Railroad right of way; thence easterly along said north line to the intersection of the centerline of Vine Street; thence northerly along the centerline of Vine Street to the centerline of West Fifth Street and the point of beginning.

D. The purposes and intent of the Council with respect to the project area are to achieve the goals and objectives as described in Part I of the Reno, Nevada - Downtown Redevelopment Plan, dated March 4, 1983, prepared by the Agency, which goals and objectives are incorporated herein by reference and to otherwise undertake and accomplish redevelopment (as that term is defined in the Law).

SECTION 4. Modification of Street Layouts. The redevelopment plan provides for the opening, closing, widening and other modification of the street layout in the project area. The Council hereby declares its intention to institute hereafter proceedings therefor after the effective date of this ordinance. The redevelopment plan does not provide for the condemnation of any real property.

SECTION 5. Agency Bonds: Provisions for Principal and Interest Payments. The redevelopment plan generally provides for the issuance of bonds or other obligations of the Agency, and the Council finds that such plan generally contains adequate provision for the payment of the principal and interest thereon when they become due and payable.

SECTION 6. Merger of Redevelopment Plan and Project Area with City Tax Increment Area. Pursuant to NRS 279.677, the Council hereby amends its Ordinance No. 2807, adopted on February 25, 1980, establishing the City of Reno Downtown Tax Increment Area so that such area shall be merged into and constituted a part of the redevelopment project area and redevelopment plan approved by this ordinance. The redevelopment plan shall provide as follows:

A. The amount of taxes to be allocated to the Agency pursuant to NRS 279.676 or the City must be computed separately for:

(1) The original redevelopment area hereby approved, using the assessment roll last equalized before the effective date of this ordinance;

(2) The original tax increment area established pursuant to Ordinance No. 2807, using the assessment roll last equalized before the effective date of such ordinance; and

(3) Each area, if any, added to the converted redevelopment project using the assessment roll last equalized before the effective date of the ordinance adding such area to the redevelopment project. The taxes computed under this subparagraph must be allocated to the Agency.

B. After the project specified in the redevelopment plan has been completed and any indebtedness incurred in connection with the redevelopment project has been paid, no further taxes for the converted redevelopment project shall be allocated to the Agency.

The Council hereby expresses its intent that the redevelopment project area, the redevelopment plan, this Ordinance, and the merged tax increment area established previously under Ordinance No. 2807 be merged and constituted as one redevelopment project and hereafter administered in accordance with the Law, particularly NRS 279.608 and 279.676 and 279.677.

SECTION 7. Establishment of Funds in City Treasury.

A. On the effective date of this ordinance the Director of Finance of the City shall take appropriate steps to establish and maintain the following special funds hereby created pursuant to the Law:

- (1) The community redevelopment agency administrative fund;
- (2) The redevelopment revolving fund.

B. Moneys appropriated for administrative expenses shall be kept in the community redevelopment agency administrative fund, and shall be drawn from the fund to meet the administrative expenses of the Agency in substantially the same manner as money is drawn by other agencies and departments of the City.

C. Moneys received by the Agency shall be deposited to the credit of the redevelopment revolving fund or such other special fund as the Agency may from time to time establish and maintain for all or any part of the taxes paid or payable to the Agency pursuant to the Law and Section 8 hereof.

SECTION 8. Allocation, division and disposition of tax moneys. The redevelopment plan contains a provision that taxes, if any, levied upon taxable property in the redevelopment project each year by or for the benefit of the State of Nevada, the City, Washoe County, any district or other public corporation, after the effective date of this ordinance, shall be divided as follows:

A. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of such taxing agencies upon the total sum of the assessed value of the taxable property in the redevelopment project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid

into the funds of the respective taxing agencies as taxes by or for such taxing agencies on all other property are paid. For the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in a redevelopment project on the effective date of such ordinance but which such territory has been annexed or otherwise included after such effective date, the assessment roll of the county last equalized on the effective date of such ordinance shall be used in determining the assessed valuation of the taxable property in the project on such effective date.

B. That portion of such levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the redevelopment agency to pay the principal of and interest on loans, moneys advanced to, or indebtedness, whether funded, refunded, assumed, or otherwise, incurred by such redevelopment agency to finance or refinance, in whole or in part, such redevelopment project. Unless and until the total assessed valuation of the taxable property in a redevelopment project exceeds the total assessed value of the taxable property in such project as shown by the last equalized assessment roll referred to in subsection A, all of the taxes levied and collected upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies. When such loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

SECTION 9. Duties of City Clerk. On the effective date of this ordinance the City Clerk shall transmit:

A. One copy to the Agency. The Agency is then vested with the responsibility for carrying out the redevelopment plan.

B. One copy each to the County Assessor and the County Treasurer of Washoe County, Nevada with the request that they comply with the provisions of Section 8 of this ordinance and like provisions of the Law and the redevelopment plan relating to the allocation, division and disposition of taxes.

SECTION 10. Severability. If any section, paragraph, clause or provision of this ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not effect any remaining section, paragraph, clause or provision of this ordinance.

SECTION 11. Authorization. The officers of the City are hereby authorized and directed to take all actions necessary or appropriate to effectuate the provisions of this ordinance, including without limiting the generality of the foregoing, the preparation of all necessary documents, legal proceedings, and other items necessary and desirable for the implementation and redevelopment of the project area described in the Plan.

SECTION 12. Effective date; publication. This ordinance shall be in full force and effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City. The City Clerk and the Clerk of the City Council is hereby authorized and directed to cause this ordinance to be published in one issue of the Nevada State Journal, a newspaper printed and published in the City of Reno, Nevada.

PASSED AND ADOPTED this 11th day of July, 1983 by the following vote of the City Council:

AYES: Thornton, Pine, Lehnert, Howard, Scott, Sferrazza

NAYS: None

ABSTAIN: None ABSENT: None

APPROVED this 11th day of July, 1983.

Pat J. Serrazza
MAYOR OF THE CITY OF RENO

ATTEST:
Gilbert Mardigan
CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO, NEVADA.

EFFECTIVE DATE: July 14, 1983

Attachment: RDA Ordinance 3091 July 11 1983 (10892 : RDA Debt and Financial Status Presentation)

MAY 11 1983

TENTATIVE REDEVELOPMENT PLAN

DOWNTOWN PROJECT AREA
CITY OF RENO, NEVADA
APRIL, 1982

EXHIBIT "A"

POOR ORIGINAL

INTRODUCTION

The State of Nevada has found that some communities in our State have certain areas where blighting influences constitute social and economic liabilities. It is in the interest of the State and its communities to reduce or eliminate these conditions. Nevada Revised Statutes 279.382 through 279.680 address these concerns and recognize the need for remedies beyond those that individual property owners can take on their own. Nevada law declares that... "it is the policy of the State to protect and promote the sound development and re-development of blighted areas and the general welfare of the inhabitants of the communities in which they exist by remedying such injurious conditions through the employment of all appropriate means".

The law goes on to explain: "Conditions of blight tend to further obsolescence, deterioration and disuse because of the lack of incentive to the individual landowner and his inability to improve, modernize or rehabilitate his property while the condition of the neighboring properties remains unchanged."

The City of Reno recognizes the need for public-private cooperation in the effort to revitalize the downtown area. Such a partnership can create new business and commercial growth and rebirth in this area. The City's objective in this endeavor is to ensure revitalization of the downtown by creating a climate for investment in residential, retail and tourist-related functions with a more attractive pedestrian environment and to foster and promote the protection and preservation of the property and the natural resources of the State of Nevada and to obtain the benefits thereof.

LAND USE AND CIRCULATION

Within the boundaries of the 76-city-block redevelopment area (see Exhibits A and B), a mixture of land uses can be found. Currently, the land uses in the area include motels and hotels, casinos, cocktail lounges, retail stores, high-rise office buildings, auto parking garages and lots, residential apartments, restaurants, railroad right-of-way, park land, open spaces, 14 east-west streets and 18 north-south streets.

The major north-south streets within the boundaries of the project area are North Virginia Street, Center Street, North Sierra Street, West Street, Lake Street and Arlington Avenue. The major east-west streets are First Street, Second Street, Third Street, Fourth Street and Fifth Street.

The area includes the most intensive land use in the Truckee Meadows. Peak traffic loads on several intersections are some of the highest in the City. Pedestrian traffic on Virginia Street approaches 3,000 in the evening peak hour. It is clearly a popular place for tourists, visitors and residents.

Despite the attractions of the area, certain blighting influences have relentlessly grown there in recent years. Economic stagnation and decline threaten future vitality of the downtown unless efforts are made to reduce and eliminate causes of blight. Age, obsolescence, existence of flood hazard, inadequate provision for open spaces and recreation opportunities, lack of a coordinated design approach, economic dislocation, deterioration and disuse of some buildings, the existence of inadequate streets and utilities, depreciated values, impaired investments, social and economic maladjustment and a growing lack of proper utilization of some parts of the area, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare, have been liabilities to the continued growth and prosperity of downtown Reno.

The following chart relates the population densities and building intensities of the land uses in the downtown redevelopment area:

POOR ORIGINAL

LAND USE--DOWNTOWN REDEVELOPMENT AREA

<u>Land Use</u>	<u>Acreage</u>	<u>% of Coverage</u>
Streets & Alleys	96.87	30.0
Casino & Lodgings	40.58	12.6
Parking	30.14	9.3
Offices	10.20	3.2
General Retail	16.33	5.1
High Density Residential	21.13	6.6
Institutional	4.85	1.5
Water	23.63	7.3
Transportation*	2.06	0.6
Low Density Residential	13.13	4.1
Vacant Land	13.76	4.3
Vacant Structures**	1.10	0.3
Parks & Recreation	3.47	1.1
Communications & Utilities	0.44	0.1
Industrial	9.97	2.8
Non-parcel RR Right-of-Way	35.40	11.1
TOTAL	<u>322.56</u>	<u>100.0</u>

*Transportation includes the bus depots, freight terminals, etc.

**Does not include structures under construction at time of survey. Buildings under construction were classified under the category which they would be in once completed.

POOR ORIGINAL

The above mix of land uses does not fully utilize the potential of the redevelopment area. Analysis of this mix indicates an imbalance of underutilized land not fully developed for the benefit of either the public or private sectors. Properly planned, this undeveloped and underutilized land in the project area could provide economic and recreational benefits to the entire City by being attractively landscaped and developed into new parkland, plazas and public spaces. Other parcels could best be utilized by private sector investments in unique retail shops and gaming-related activities. Changing the balance of the land uses in this area will create the kind of downtown in which residents and visitors will want to spend more time.

This plan for the redevelopment of the project area will change the relationship of the present land uses. It contains an effort to create a more attractive center of activity, suitable as a destination offering cultural, leisure and entertainment activities for the entire family. This plan includes increases in the amount of land reserved for parks and recreational uses and other efforts to preserve natural resources and obtain their benefits. Beautification and full utilization of the Truckee River Corridor as a visual asset will play a key role in the creation of a more attractive pedestrian environment. A combination of public and private investment and cooperation will also enable a greater percentage of land to be devoted to gaming and lodging and other tourist-related land uses. Building intensities will increase, but human scale at the street level will be improved through careful design. General and specialty retail and high density residential land uses will also be encouraged.

Currently, 16.85% of the total land is in vacant structures or totally undeveloped. These underutilized parcels will be developed by a coordinated infill effort. Focal points will be created and enhanced. Resident population density in the downtown will be slightly increased by efforts to encourage more residential use in the general area (but not necessarily in the redevelopment area).

Pedestrian and traffic improvements will be made by relocating the bus and taxi disembarking areas, widening pedestrian-only areas and re-directing the traffic and parking patterns of vehicles.

REDEVELOPMENT STANDARDS

Redevelopment of this key project area will help achieve the goals discussed in Reno's Policy Plan, which is attached hereto as Exhibit C. Specifically, through redevelopment, "economic well-being" and "improved quality of life" will be promoted and "a more balanced and well-organized" community design can be achieved in this area through better planning of the open space, residential, commercial, recreational and public land uses.

Uniform design standards will be applied in order to provide a more cohesive approach to the area. Attention will be given to the design of plaza and sidewalk areas, appropriate landscaping, street furniture, kiosks, decorative paving treatments, signage, facade improvements, open spaces, street lighting, street layout, pedestrian and vehicular traffic patterns and areawide improvements in storm drainage and utilities.

The benefits from this approach will be reflected in enhanced visual quality, reduction in negative environmental impacts, planned activities to increase the vitality of the area, improvements in transportation and park networks and a general increase in the attractiveness of the downtown to residents and visitors.

Title 18 of the Reno Municipal Code provides the basis of land use standards for the project area and is hereby incorporated into this plan. Redevelopment standards for the area will therefore reflect building heights, setbacks, densities and intensities addressed in the above zoning document.

LEGAL REQUIREMENTS

POOR ORIGINAL

NRS 279.526 requires that this plan show "how the purposes of NRS 279.382 to 279.680, inclusive, would be attained by such redevelopment" and "that the redevelopment conforms to the master or general community plan". The following points discuss how this plan fulfills the intent of the Statutes:

1. The following are appropriate methods of protecting and promoting the sound development and redevelopment of blighted and underutilized parcels inside the project area: These include a coordinated effort to apply detailed planning and a unified design to all public spaces within the project area and to encourage and coordinate private sector redevelopment efforts in the project area. This will alleviate conditions of blight found in the area, such as defective design, faulty interior arrangement and exterior spacing, inadequate open and recreational spaces in certain areas and economic dislocation, deterioration, dilapidation and disuse.
2. Inappropriate or poorly located land uses will be reduced or eliminated by better planning and utilization of open spaces and public areas, by beautification efforts such as landscaping, paving treatments, street furniture, street lighting, decorative pavements, sculpture and fountains, signage and by economic factors encouraging development.
3. Improvements in transportation and pedestrian traffic patterns will reduce modal conflicts through the relocation of mass transit transfer points and improvements in the management of vehicular and pedestrian traffic in this area. Such public sector investment will also encourage more private sector investment and generate new economic vitality in the area by attracting more residents and tourists. Infusion of new dollars into this area by both public and private investors and customers will assist in the alleviation of conditions of blight discussed in this plan. Pedestrians will find safer, more convenient surroundings in which to enjoy the improved aesthetic environment.

In 1970, the City of Reno adopted a "General Development Plan for the City of Reno, Nevada". This plan complies with the adopted master plan by addressing the following goals and objectives:

1. This plan provides for properly located land for business in quantities appropriate for the area, based on present and future needs.
2. This plan encourages the tourist-oriented economy of the City by means of public investments in the downtown "core" area which makes that area more attractive to tourists and residents.
3. This plan provides for more adequate and well-located public facilities, parks and improvements by adding well-landscaped and attractive open spaces, plazas, street furniture, beautification of the riverfront and other improvements and preservation of natural resources.
4. This plan provides for improvements toward a more complete and efficient street system by relocating and providing better mass transit transfer points, decreasing pedestrian-vehicular conflict points and adjusting traffic flow patterns in the project area.

POOR ORIGINAL

City of Reno
P. O. Box 7
Reno, NV 89504

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July														X																	

PROOF OF PUBLICATION

STATE OF NEVADA, }
COUNTY OF WASHOE } ss. Doris Mertz

being first duly sworn, deposes and says: That as the legal clerk of
THE NEVADA STATE JOURNAL, a daily newspaper published in Reno,
in Washoe County, in the State of Nevada. That the notice of
Bill # 3502

_____ of which a copy is hereto
attached, was first published in said newspaper in its issue dated the
14th day of July, 1983 and, -----
the full period of 1 days, the last publication thereof being in
the issue of July 14, 1983.

Signed Doris Mertz

Subscribed and sworn to before me this
14th day of July, 1983
Alice L. Buffalo
Notary Public

 ALICE L. BUFFALOE
Notary Public - State of Nevada
Washoe County
My Appointment Expires June 5, 1985

NOTICE OF CITY ORDINANCE
NOTICE IS HEREBY GIVEN that
Bill No. 3502, Ordinance No. 3091,
entitled
AN ORDINANCE APPROVING THE
"DOWNTOWN PROJECT AREA" REDEVELOPMENT PLAN; MAKING CERTAIN
FINDINGS OF THE CITY COUNCIL;
DESCRIBING THE BOUNDARIES OF
THE PROJECT AREA COVERED BY THE
REDEVELOPMENT PLAN; PROVIDING
FOR MODIFICATION OF STREET
LAYOUTS AND DISPLACEMENT OF
OCCUPANTS OF HOUSING FACILITIES;
MERGING THE CITY TAX INCREMENT
AREA WITH THE REDEVELOPMENT
PLAN AND PROJECT AREA;
PROVIDING CERTAIN FINANCIAL
PROVISIONS; ESTABLISHING CERTAIN
FUNDS IN THE CITY TREASURY;
PROVIDING FOR THE ALLOCATION,
DIVISION AND DISPOSITION OF TAX
MONEYS; AND PROVIDING OTHER
MATTERS PROPERLY RELATING
THERE TO.
was prepared on June 27, 1983, and
final action of adoption was taken on
July 11, 1983.
The vote on the above Ordinance
was as follows:
AYES:
COUNCIL MEMBER:
Thornton, Pine, Lehner,
Howard, Storraxza, Scott
NAYS:
COUNCIL MEMBER:
None
ABSTAIN:
COUNCIL MEMBER:
None
ABSENT:
COUNCIL MEMBER:
None
This Ordinance shall be in full
force and effect from and after July 14,
1983, the date of publication of this
Notice. Notice is further given that
typewritten copies of the above
Ordinance are available for inspection
by all interested parties at the office of
the City Clerk, City Hall, Reno,
Nevada.
DATED: July 11, 1983
GILBERT MANDAGARAN
CITY CLERK AND CLERK OF
THE RENO CITY COUNCIL
3315603-Bill #3502
July 14/1983-133

Attachment: RDA Ordinance 3091 July 11 1983 (1) : RDA Debt and Financial Status Presentation)

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BILL NO. 3503

ORDINANCE NO. 3092

AN ORDINANCE TO AMEND ORDINANCE NO. 3091,
TO ADD AREAS TO THE PROJECT AREA DESCRIBED
IN THE REDEVELOPMENT PLAN FOR THE DOWNTOWN
PROJECT AREA OF THE REDEVELOPMENT AGENCY
OF THE CITY OF RENO

WHEREAS, the Redevelopment Agency of the City of Reno (the "Agency") has, by its Resolution No. 2, recommended to the City Council (the "Council") of the City of Reno (the "City") that the Council adopt this Ordinance to modify the tentative plan and redevelopment plan for the downtown project area (the "Plan") to add areas to the redevelopment project area described in the Plan so that the project area is that described in Exhibit A attached to this Ordinance; and

WHEREAS, the Council has held a public hearing on such proposed amendment, following publication and mailing of notice thereof pursuant to N.R.S. 279.608, and, following such public hearing, the Council, in accordance with the findings set forth below, desires to adopt this Ordinance implementing the recommendation to the Council by the Agency;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. The Council hereby finds and determines that the amendments in the Plan recommended by the Agency are necessary and desirable and in the best interest of the Agency, the City and the project area described in the Plan and in furtherance of the purposes of the Nevada Community Redevelopment Law, commencing at N.R.S. 279.382 (the "Law"), and that the Plan should be modified and amended in the manner recommended by the Agency.

SECTION 2. The Council hereby finds and determines that, and hereby ratifies and confirms the findings and determination of the Agency that, the recommendation to modify and amend the Plan contained in this Ordinance does not and will not constitute substantial changes in the Plan which affect the master or community plan adopted by the Planning Commission or the Council, and therefore, pursuant to the

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P. O. Box 7 • Reno, NV 89504
Attachment: RDA Ordinance 3092 1983 (10892 : RDA Debt and Financial Status Presentation)

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Law, such recommendation and modification and amendment need not be submitted to the Planning Commission of the City.

SECTION 3. Ordinance No. 3091, adopting the Plan, shall be amended and modified to add areas to the project area described in the Plan so that the project area for the Plan, as duly constituted, adopted, confirmed, ratified and approved by the Council in accordance with the Law, is that described in Exhibit A attached to this Ordinance.

SECTION 4. The City Clerk and Clerk of the City Council is hereby authorized and directed to submit certified copies of this Ordinance to the Agency, which is hereby vested with the responsibility for carrying out the Plan, as amended by this Ordinance, and to the Assessor and Tax Collector of the County of Washoe, the Planning Commission of the City and the building department of the City.

SECTION 5. The officers of the City are hereby authorized and directed to take all actions necessary or appropriate to effectuate the provisions of this Ordinance, including without limiting the generality of the foregoing, the preparation of all necessary documents, legal proceedings, and other items necessary and desirable for the implementation and redevelopment of the project area described in the Plan.

SECTION 6. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno. The City Clerk and Clerk of the City Council is hereby authorized and directed to have this Ordinance published in one issue of the Nevada State Journal, a newspaper printed and published in the City.

PASSED AND ADOPTED this 11th day of July, 1983, by the following vote of the Council:

AYES: Pine, Howard, Lehnars, Thornton, Scott, Sferrazza

NAYS: None

ABSTAIN: None ABSENT: None

APPROVED this 11th day of July, 1983.



Peter J. Serrazza
MAYOR OF THE CITY OF RENO

ATTEST:

Hilbert Handagan
CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO, NEVADA

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EFFECTIVE DATE: July 19, 1983 -2-

B1903P0142

Attachment: RDA Ordinance 3092 1983 (10892) RDA Debt and Financial Status Presentation

EXHIBIT "A"

SECTION 3. Approval of Redevelopment Plan;
Boundaries of Project Area.

A. The redevelopment plan for the "Downtown Project Area" is hereby approved, and such redevelopment plan is designated as the official redevelopment plan of the project area.

B. The full details of the approved plan are contained in and adopted hereby by reference to this ordinance and the following documents and papers on file in the Office of the City Clerk of the City:

- (1) Tentative Redevelopment Plan - Downtown Project Area, City of Reno, Nevada - April 1, 1982;
- (2) Reno, Nevada - Downtown Redevelopment Plan - March 4, 1983;
- (3) The consolidated file for the Downtown Project Area Redevelopment Project, Number 1, as prepared and preserved by the City Clerk pursuant to N.R.S. 279.554.

C. The legal description of the boundaries of the project area covered by the redevelopment plan is as follows:

[Beginning at the intersection of the centerlines of Vine Street and West Fifth Street, thence easterly along the centerline of West Fifth Street to the centerline of Lake Street; thence southerly along the centerline of Lake Street to the centerline of East Fourth Street; thence easterly along the centerline of East Fourth Street to the centerline of Evans Avenue; thence

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southerly along the centerline of Evans Avenue to the north line of the Southern Pacific Railroad right of way; thence easterly along said north line to the west line of Wells Avenue; thence southerly along said west line to the south line of the Truckee River; thence westerly along said south line to the intersection of the centerline of Second Street; thence easterly along the centerline of Second Street to the centerline of High Street; thence southerly along the centerline of High Street to the centerline intersection of Ryland Street and Liberty Street; thence westerly along the centerline of Liberty Street to the centerline of Sinclair Street; thence northerly along the centerline of Sinclair Street to the centerline of Ryland Street; thence westerly along the centerline of Ryland Street to the centerline of South Virginia Street; thence northerly along the centerline of South Virginia Street to the centerline of State Street; thence easterly along the centerline of State Street to the centerline of Center Street; thence northerly along the centerline of Center Street to the centerline of Mill Street; thence easterly along the centerline of Mill Street to the centerline of Lake Street; thence northerly along the centerline of Lake Street to its intersection with the south line of the Truckee River; thence westerly along said south line to the intersection of the centerline of Winter Street extended; thence northerly along the centerline of Winter Street to the south line of the Southern Pacific Railroad right of way; thence westerly along said south line to the east line of Keystone Avenue; thence northerly along said east line to the north line of the Southern Pacific Railroad right of way; thence easterly along said north line to the intersection of the centerline of Vine Street; thence northerly along the centerline of Vine Street to the centerline of West Fifth Street and the point of beginning.]

875211

Beginning at the intersection of the westerly right-of-way line of Vine Street and the northerly right-of-way line of West 5th Street, thence easterly along the northerly right-of-way line of West 5th Street to the westerly right-of-way of West Street, thence northerly along the westerly right-of-way line of West Street to the northerly right-of-way line of Elm Street extended, thence easterly along the northerly right-of-way line of Elm Street to the westerly right-of-way line of North Sierra Street, thence northerly along the westerly right-of-way line of North Sierra Street to the northerly right-of-way line of Maple Street, thence easterly along the northerly right-of-way line of Maple Street to the westerly right-of-way line of North Virginia Street, thence northerly along the westerly right-of-way line at North Virginia Street to the northerly right-of-way line of East 8th Street, thence easterly along the northerly right-of-way line of East 8th Street to the easterly right-of-way line of North Center Street, thence southerly along the easterly right-of-way line of North Center Street to the northerly right-of-way line of East 5th Street, thence easterly along the northerly right-of-way line of East 5th Street to the easterly right-of-way line of North Lake Street, thence southerly along the easterly right-of-way line of North Lake Street to the northerly right-of-way line of East 4th Street, thence easterly along the northerly right-of-way line of East 4th Street to the easterly right-of-way line of Evans Avenue, thence southerly along the easterly right-of-way line of Evans Avenue to the northerly right-of-way line of the Southern Pacific Railroad, thence easterly along the northerly right-of-way line of the Southern Pacific Railroad to the easterly right-of-way line of North Wells Avenue, thence southerly along the easterly right-of-way line of North Wells Avenue to the southerly high water line of the Truckee River, thence westerly and southwesterly along the southerly high water line of the Truckee River to the northerly right-of-way line of East 2nd Street, thence easterly along the northerly right-of-way line of East 2nd Street to the easterly right-of-way line of High Street, thence southerly along the easterly right-of-way line of High Street extended to the southerly right-of-way line of East Liberty Street, thence westerly along the southerly right-of-way line of East Liberty Street to the easterly line of an unnamed north-south alley, said

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line being approximately 160 feet east of, and parallel to, the easterly right-of-way line of Sinclair Street, thence southerly along the easterly line of said unnamed north-south alley extended to the southerly right-of-way line of Stewart Street, thence westerly along the southerly right-of-way line of Stewart Street to the easterly right-of-way line of South Virginia Street, thence southerly along the easterly right-of-way line of South Virginia Street to the southerly right-of-way line of California Avenue extended, thence westerly along the southerly right-of-way line of California Avenue to the westerly right-of-way line of South Sierra Street, thence northerly along the westerly right-of-way line of South Sierra Street to the southerly right-of-way line of Court Street, thence westerly along the southerly right-of-way line of Court Street to the westerly right-of-way line of Rainbow Street extended, thence northerly along the westerly right-of-way line of Rainbow Street to the southerly high water line of the Truckee River, thence westerly along the southerly high water line of the Truckee River to the westerly right-of-way line of Winter Street extended, thence northerly along the westerly right-of-way line of Winter Street to the southerly right-of-way line of the Southern Pacific Railroad, thence westerly along the southerly right-of-way line of the Southern Pacific Railroad to the westerly right-of-way line of Keystone Avenue, thence northerly along the westerly right-of-way line of Keystone Avenue to the northerly right-of-way line of the Southern Pacific Railroad, thence easterly along the northerly right-of-way line of the Southern Pacific Railroad to the westerly right-of-way line of Vine Street, thence northerly along the westerly right-of-way line of Vine Street to the northerly right-of-way line of West 5th Street, and the point of beginning.

D. The purposes and intent of the Council with respect to the project area are to achieve the goals and objectives as described in Part I of the Reno, Nevada - Downtown Redevelopment Plan, dated March 4, 1983, prepared by the Agency, which goals and objectives are incorporated herein by reference and to otherwise undertake and accomplish redevelopment (as that term is defined by the Law).

OFFICIAL RECORDS
 WASHINGTON COUNTY, NEVADA
 RECORD RELQUES FILED BY
City of Reno
 83 AUG 25 AID: 32

JUL 27 1983
 COUNTY RECORDER
 FEE — *DEP*

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