

DEVELOPER AFFIDAVIT FORM**Exhibit B: No Other Reasonable Means of Financing Documentation****Attachment 5: Developer Affidavit**

I, _____, being first duly sworn, depose and state under penalty of perjury as follows:

1. I am a corporate officer, managing member, or sole proprietor of _____ (“Applicant”), a company duly organized in the State of Nevada as a _____ (Corporation/LLC/Sole Proprietorship). The Applicant submits this application requesting tax increment financing for the project located at _____ (“Site”). The Applicant represents in this application and all information furnished in support of this application for the purpose of obtaining financial assistance under the Reno Redevelopment Agency Tax Increment Financing Program (“TIF Program”) is true and complete to the best of the Applicant’s knowledge and belief.
2. I hereby warrant that tax increment financing assistance from the Agency will allow the Applicant to undertake and complete the project which it could not otherwise do. Completion of this project will result in substantial benefit to the Redevelopment Area and the neighborhood adjacent to the Project because of one or more of the following reasons (please check all applicable reasons):
 - a. Encourage the creation of new business or other appropriate development;
 - b. Create jobs or other business opportunities for nearby residents;
 - c. Increase local revenues from desirable sources;
 - d. Increase levels of desirable human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located;
 - e. Possess attributes that are unique, either as to type of use or level of quality and design;
 - f. Require for their construction, installation or operation the use of qualified and trained labor; and
 - g. Demonstrate greater social or financial benefits to the community than would a similar set of buildings, facilities, structures or other improvements not paid for by the Agency.
3. The Applicant hereby acknowledges and declares that it will comply with the following submittal requirements for tax increment financing assistance from the Agency:
 - a. Applicant will pay prevailing wage rates for the Project as determined by the Nevada State Labor Commissioner;
 - b. Applicant will submit a plan for employment describing Applicant’s efforts to employ persons described in NRS 279.482;
 - c. Applicant will list and cost out all public improvements and private improvements proposed for funding by tax increment financing;
 - d. Applicant will acknowledge the maximum tax increment financing available for the project;
 - e. Applicant will be required to pay the Agency 1% of the maximum tax increment available for the project as an Agency administration fee, which will be deducted out of the first tax increment rebate check fee to the Applicant at the time of the TIF Note issuance or as negotiated in an Owner Participation Agreement.

4. The applicant acknowledges and declares that no other reasonable means of financing the buildings, facilities, structures or other improvements are available, because of one or more of the following reason(s) as checked by the Applicant:

- a. There is a funding gap for the project which results in no other reasonable means of financing being available to fully fund the project; or/ and
- b. The Project, if financed by the Applicant through cash on hand or through debt financing from a private lender, would not result in a reasonable rate of return to the Applicant; or/ and
- c. The Applicant could not undertake the full set of improvements contemplated in Exhibit A- Developer's Description of the Project through resources reasonably available to the Applicant.

5. The undersigned Applicant hereby agrees that the Applicant shall at all times indemnify and hold harmless Reno Redevelopment Agency, its employees, officers, directors, and consultants against all losses, costs, damages, expenses, and liabilities of any nature directly or indirectly resulting from, arising out of, or relating to the acceptance, consideration, approval, or disapproval of this application for tax increment financing assistance.

DATED this _____ day of _____, _____

Signature Title

SIGNED AND SWORN TO before me this _____ day of _____, 20____, by _____

NOTARY PUBLIC
My commission expires: