

Reno Redevelopment Agency Status Report and Participation Program

August 14, 2024

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C I T Y O F
RENO

ReEnergizing the RDA

1. Status Report:

- Summarizes the History, Goals, and Status of RDA 1 and RDA 2

2. Participation Program:

- Describes Eligibility, Process, and Review for Tax Increment Financing

CITY OF RENO REDEVELOPMENT AGENCY

Status Report

August 2024



Alignment with Strategic Plan



Fiscal Sustainability



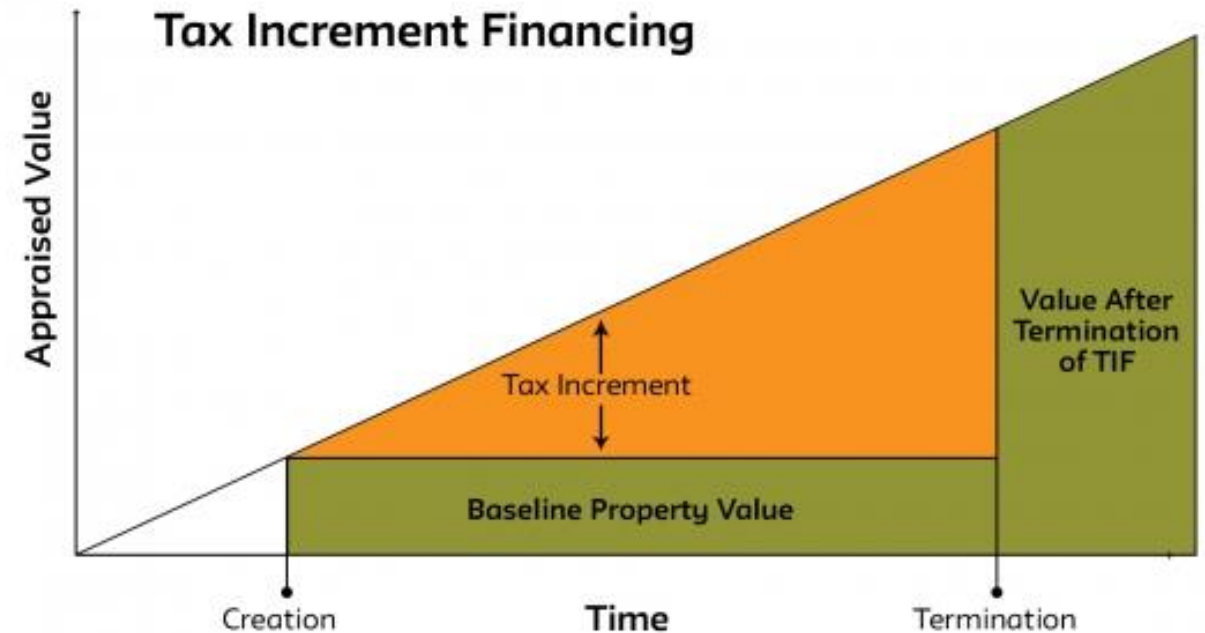
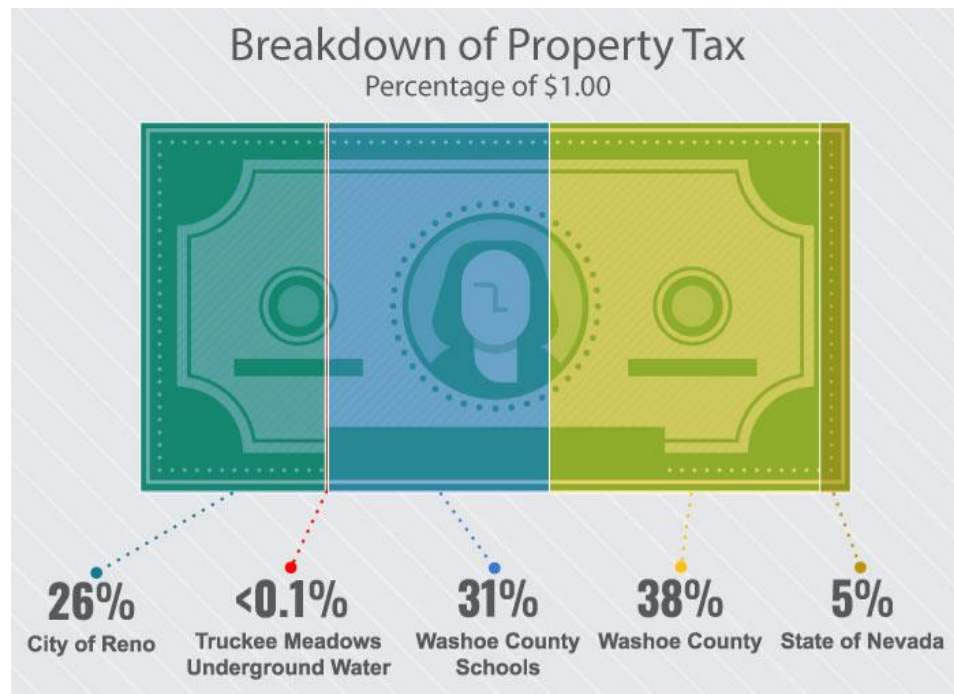
Economic & Community
Development

Agency Goals and Objectives

1. Business attraction and visual appeal of structures.
2. Creation of quality housing and the diversity and growth of residents.
3. Enable the flow of people via transportation, micromobility, and parking.
4. Investments in public spaces, landscaping, and art.
5. Revitalize blighted or underutilized areas.
6. Enhance the overall quality of life.
7. Preserve and emphasize heritage and historic assets.

How Tax Increment Works

Utilize financing tools: such as tax increment financing and public-private partnerships, to help finance redevelopment projects



Source: Planning Tank, Tax Increment Financing (TIF) / Public Financing / Types of TIF.
<https://planningtank.com/finance/tax-increment-financing-tif-types-tif> (accessed 2018).

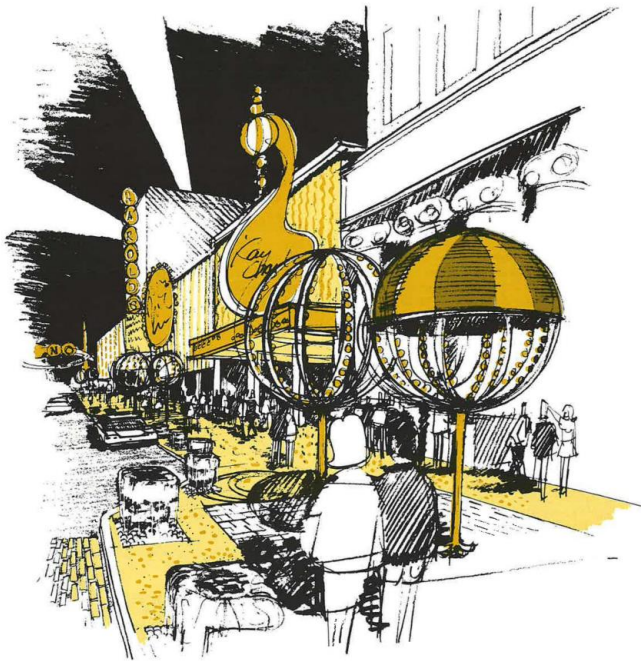
History of RDA

NRS 279.382 - 279.730 Allows for the creation of Redevelopment Agencies

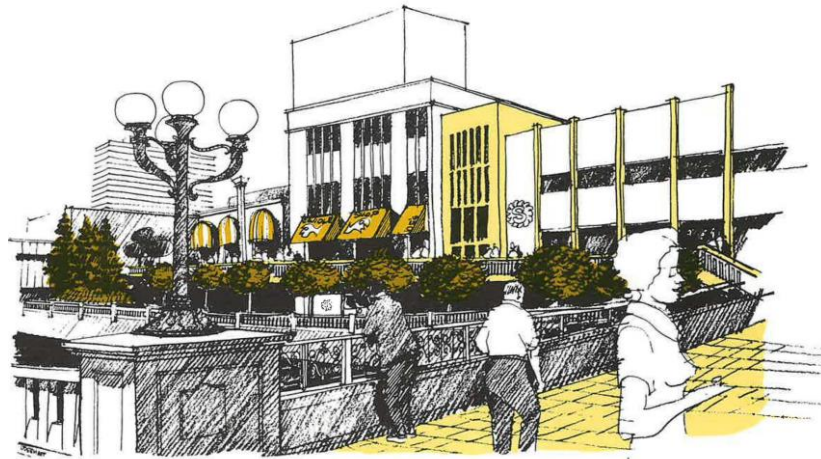
- 1968 – Reno Downtown Development Commission, “**RENOvation, Inc.**”
- 1983: ***Downtown Redevelopment Plan (RDA 1)***
- 1990: **Redevelopment Plan for the Downtown Redevelopment Agency**
- 1992: **The Blueprint: A Revitalization Strategy for Downtown Reno**
- 1996: **River Corridor Action Plan**
- 1996: **Redevelopment District Streetscape Master Plan**
- 1999: **Entertainment Core Revitalization Plan**
- 2005: **Redevelopment Plan for Redevelopment Project Area No. 2 (RDA 2)**
- 2007: **Redevelopment District Streetscape Master Plan.**
- 2007: **The ReTRAC Corridor Study**

1969 – RENOVation, Inc.

- “In Reno, as in every city, downtown either must change to meet today's needs or it will abdicate its role as the heart of the city and become a lifeless semi-slum.”*



VIRGINIA STREET'S BONANZA SQUARE



TRUCKEE RIVER LANE SHOPS FROM VIRGINIA STREET BRIDGE



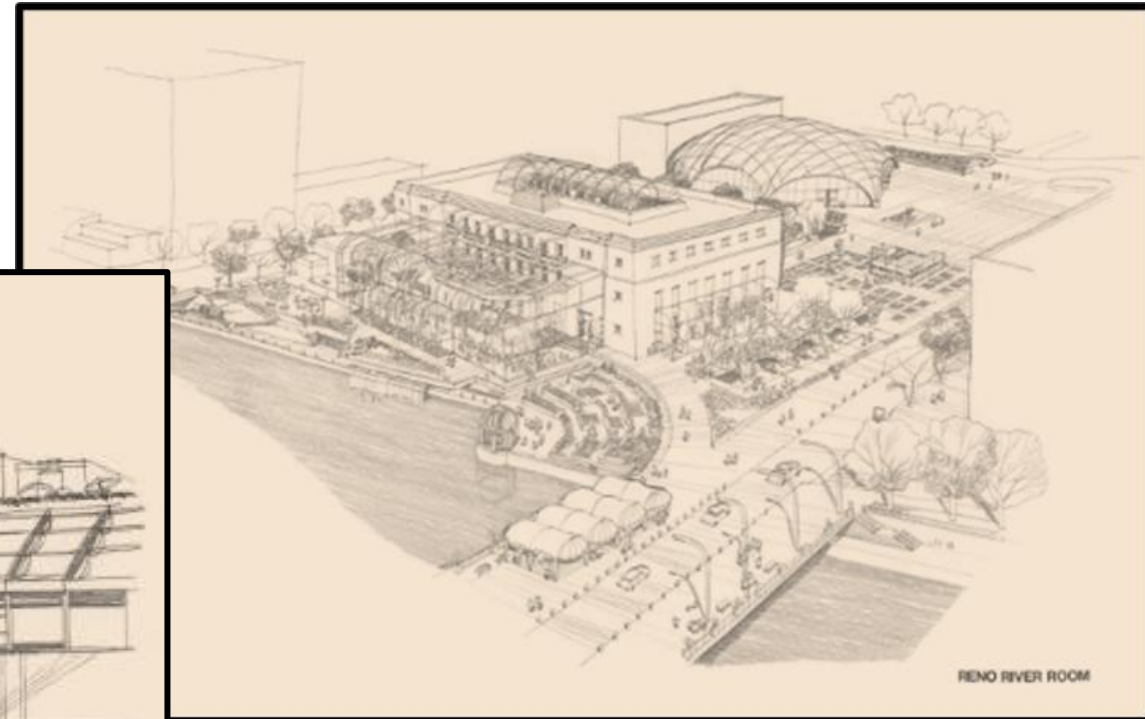
WEST STREET PLAZA FROM WINGFIELD PARK

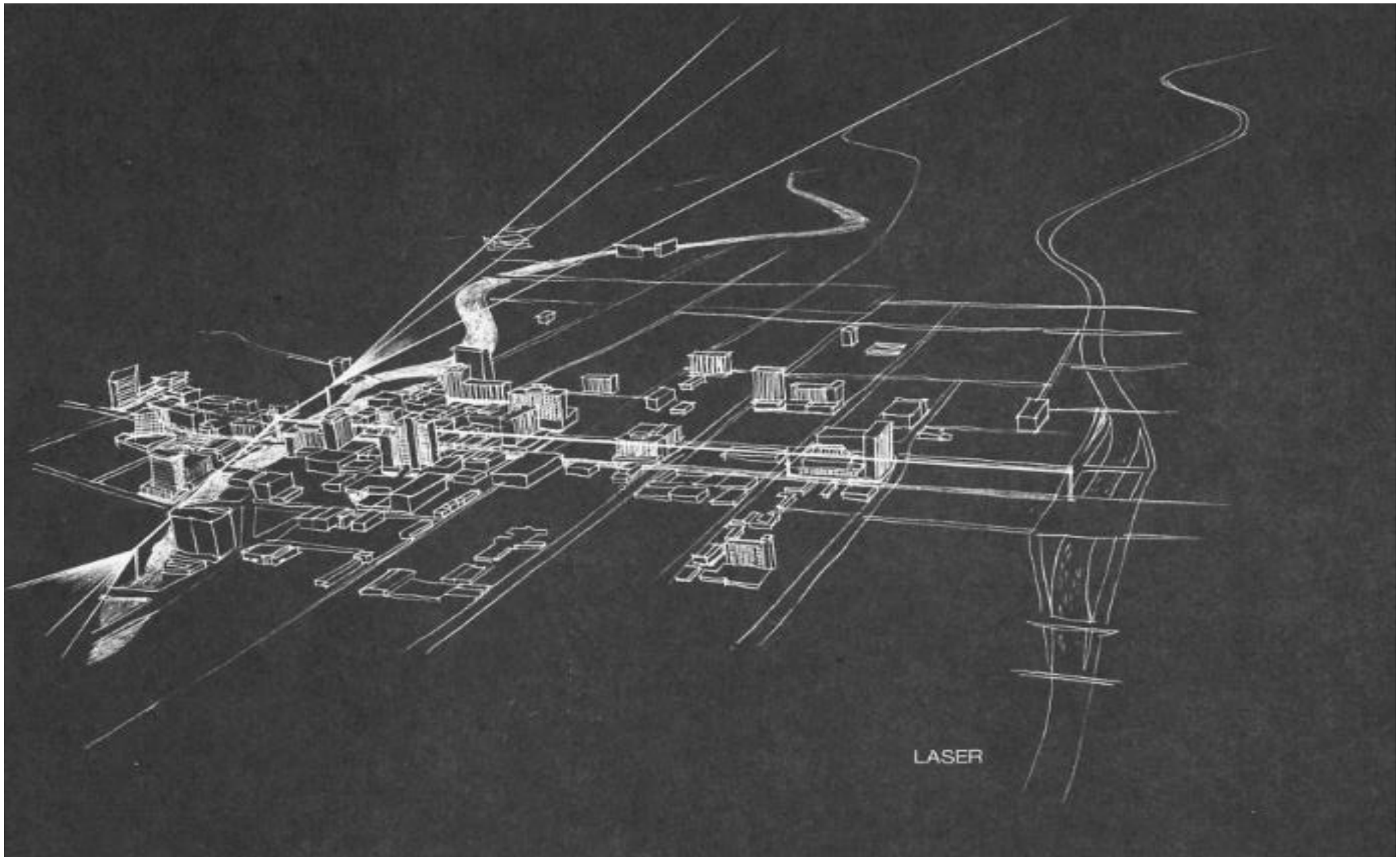
1983 – Redevelopment Plan – City of Light

- *“Concentrate public improvements on the balanced development of the two main axes of Downtown Reno: Virginia Street and the Truckee River.”*



1983 – Redevelopment Plan

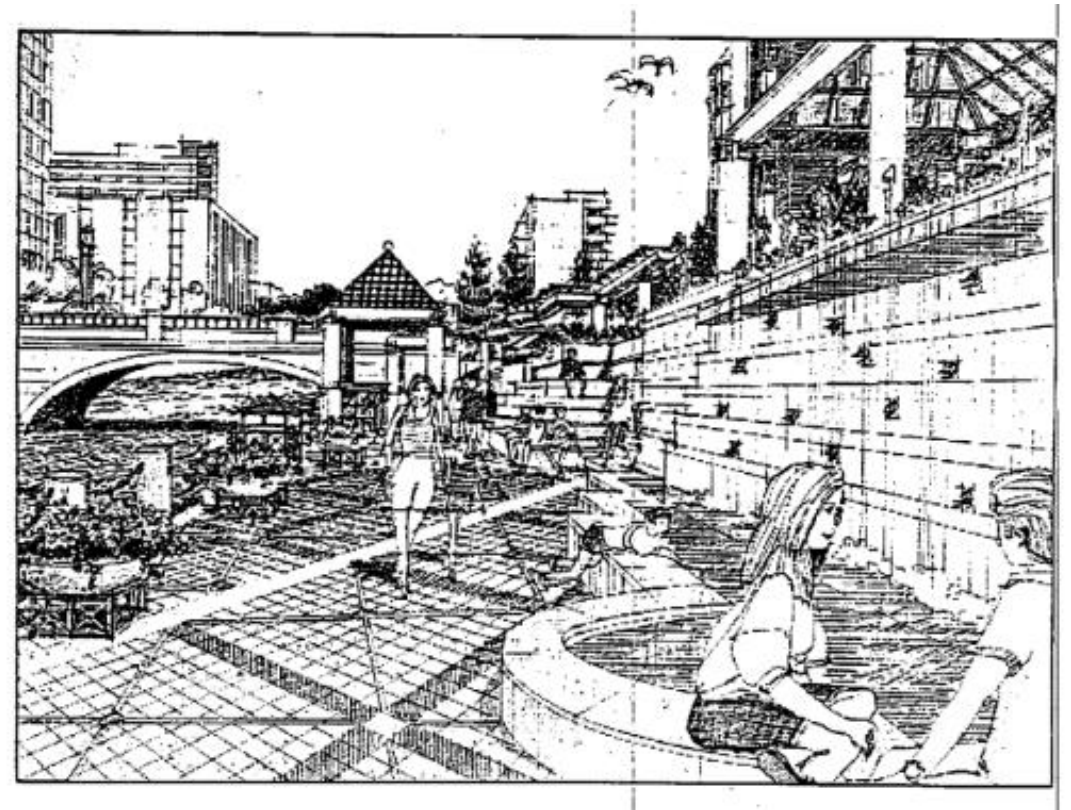




1990 – Redevelopment Plan: Redevelopment Agency

RDA 1 Goals

- Experiences
- Circulation
- Commercial and Recreation
- Attractiveness
- Housing
- Public Improvement
- Private Development
- Blight Elimination
- Preservation
- Coordinated Development and Design



90's Plans

THE BLUEPRINT:

A Revitalization Strategy For Downtown Reno



RIVER CORRIDOR ACTION PLAN

August 20, 1996

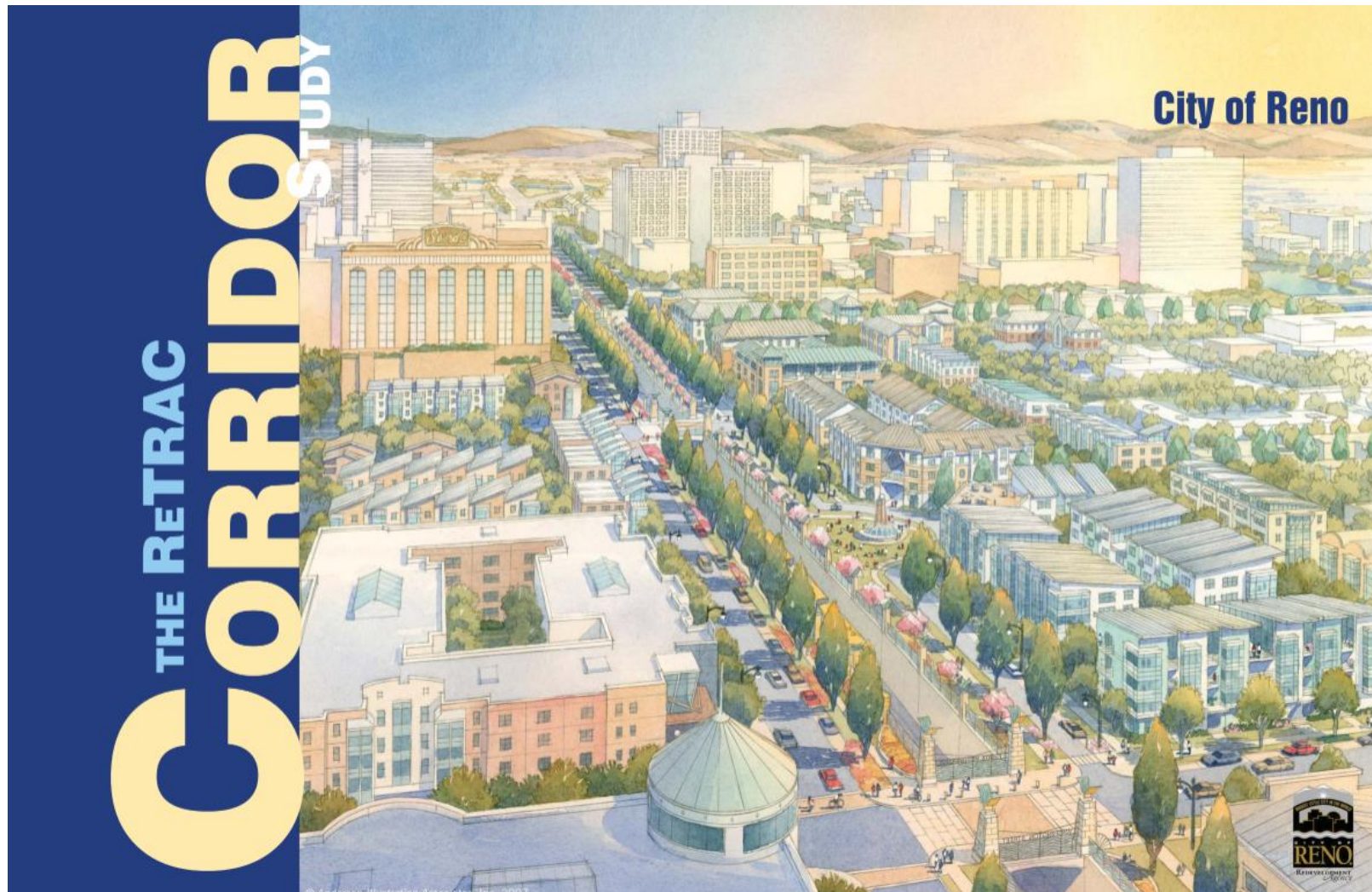


ENTERTAINMENT CORE REVITALIZATION PLAN

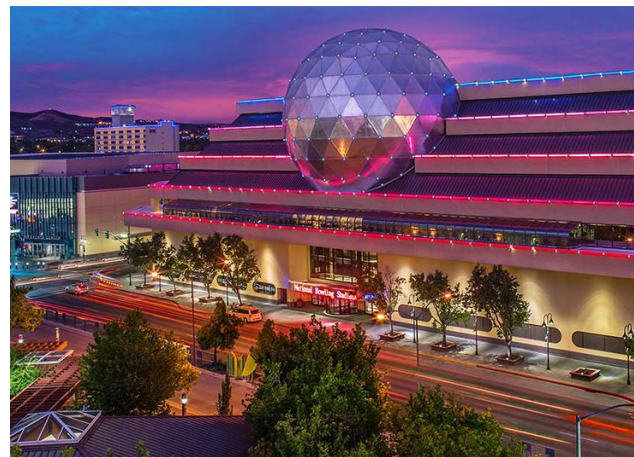
February 9, 1999



2007 – The ReTRAC Corridor Study



Past RDA Projects



Current Private Projects

RDA 1



RDA 2



Tax Increment Revenue Funding by Area

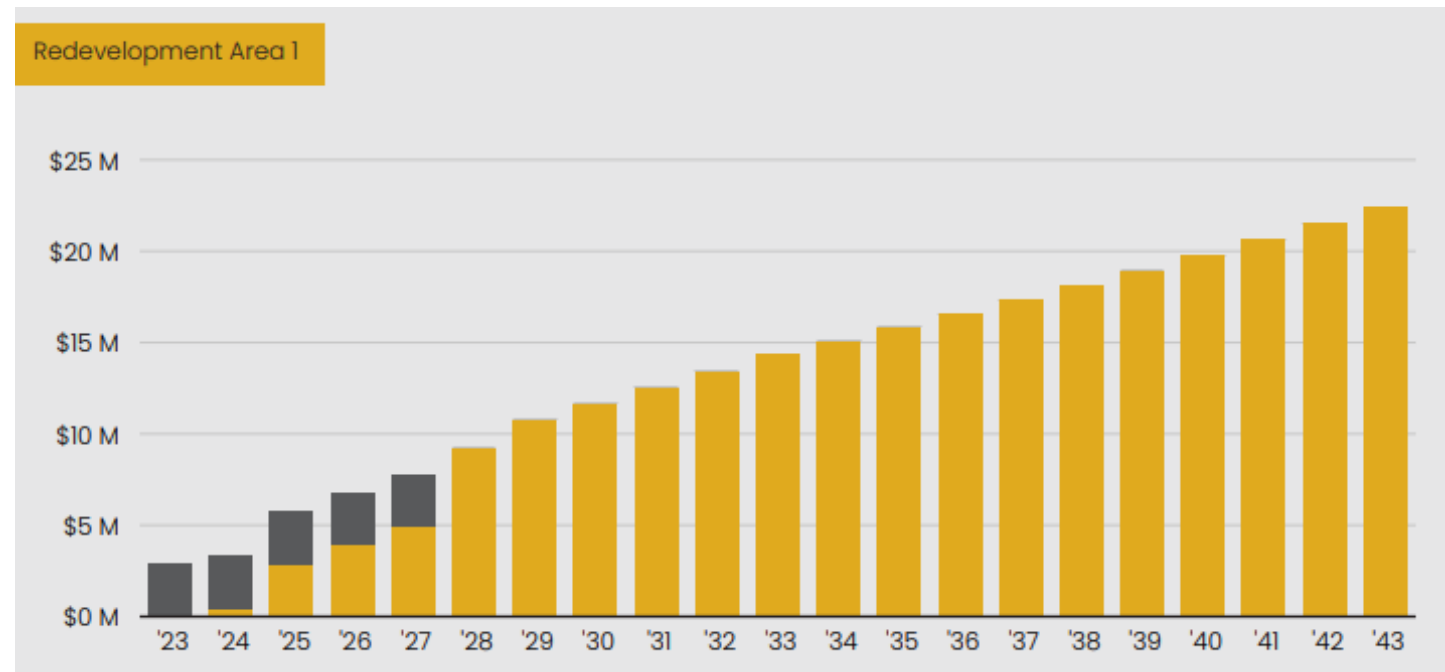


Area	Annual Increment			Total Over Time
	2023	2035	2043	
RDA 1 ^[2]	\$0	\$12,965,000	\$19,650,000	\$244,220,000
RDA 2 ^[3]	\$5,817,550	\$21,380,901	[Expired]	\$183,366,503

RDA 1 Finances

RDA 1

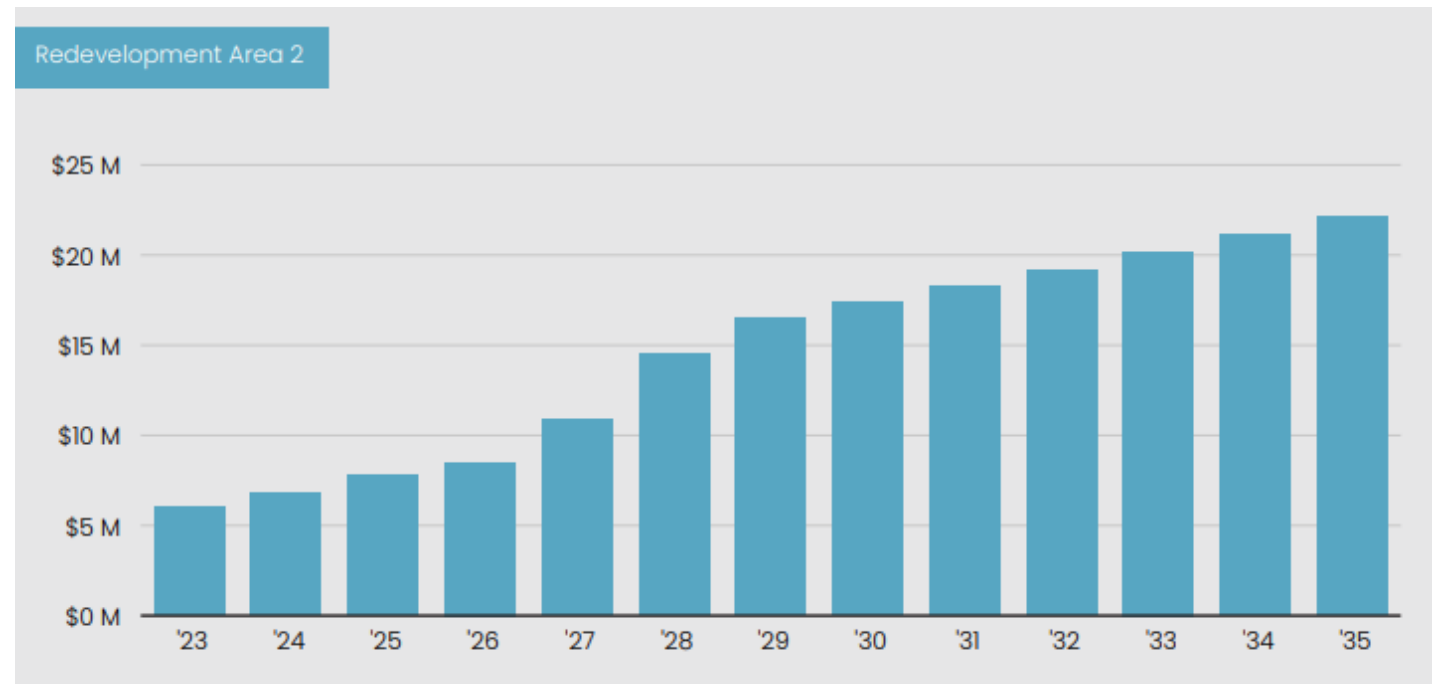
- 1983 - 2043
- 19 years remaining
- 3 bonds outstanding
- \$1.2M loan from RDA 2
- Baseball agreement
\$1M per year until
2035 -2043



RDA 2 Finances

RDA 2

- 2005 - 2035
- 11 years remaining
- 1 bonds outstanding
- Baseball agreement \$1M per year until 2035

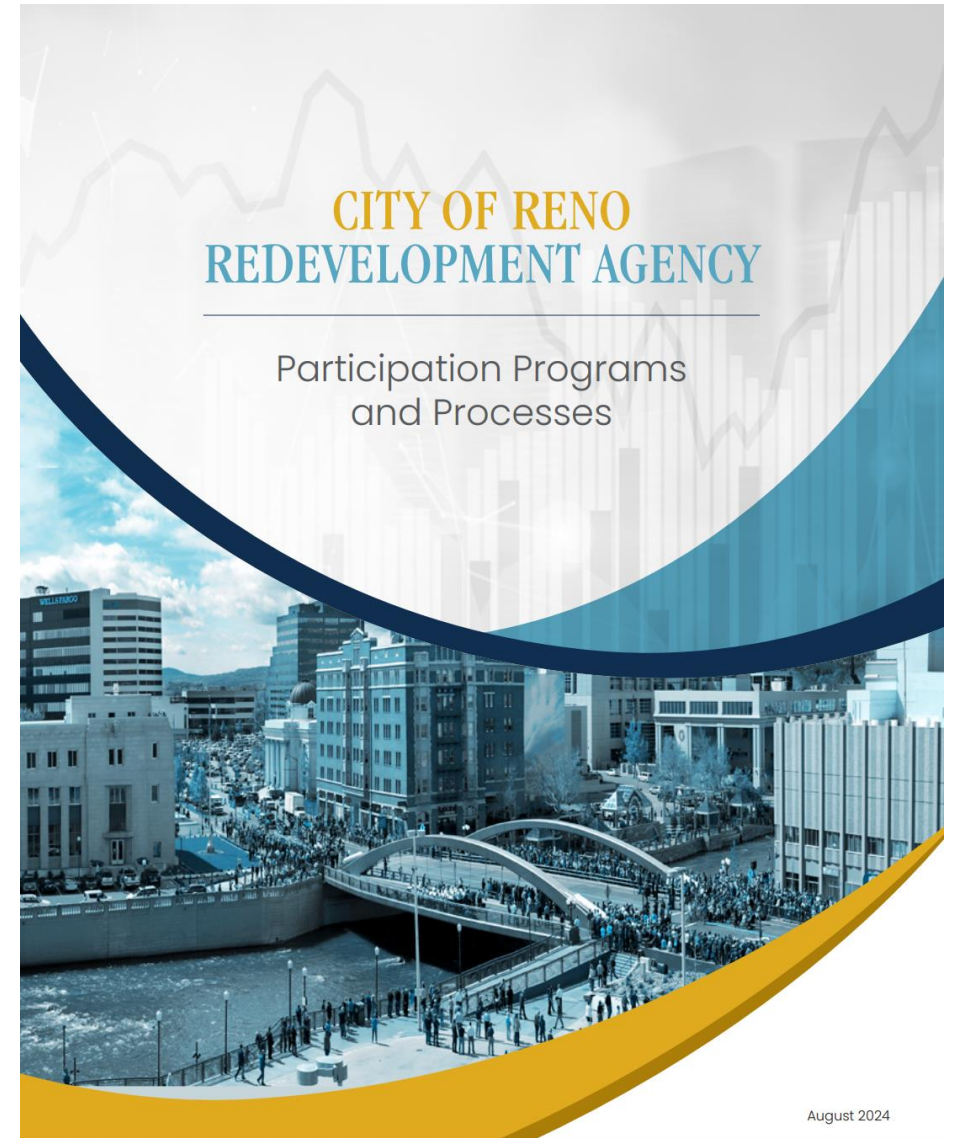


Participation Program

The Agency seeks to partner with existing property owners, prospective developers, and prospective investors that will make a meaningful private investment in Reno's Revitalization.

NRS 279.566

- *Requires the Agency enter into participation agreements*
- *Agency shall have developed and created guidelines and rules for the format and application of participation agreements*



August 2024

Eligibility Requirements

Threshold Eligibility Requirements

In order to be eligible, a Participant must meet all of the following requirements:

Area Benefit: *Participants must demonstrate that the proposed project or investment will provide a significant benefit to the overall redevelopment area and the surrounding neighborhood.¹*

“But For” Test : *Participants must demonstrate that there are no other reasonable means of financing available to fully fund the proposed project. This requirement is commonly referred to as the “but for” test, meaning that, but for the Agency’s funding, the Participant would not be able to fully fund and complete the project.²*

Prevailing Wages: *Nevada prevailing wage rates are required to be paid for any Agency funding or assistance that is equal to or more than \$100,000.³*

Employment Plan: *Participants should submit an employment plan describing any existing employment opportunities in the area, new employment opportunities generated by the proposed project, and new employment opportunities for persons residing in the area that are economically disadvantaged, have any disability, are members of racial minorities, are veterans, or are women.⁴*

Public Bidding: *Any work directly undertaken and contracted by the Agency for grading, clearing, demolition, or construction in excess of \$10,000 must be done by contract after competitive bids.⁵*

Eligibility Requirements

General Program Eligibility Criteria

All Participants are expected to meet the following general program eligibility criteria and provide proof that these criteria are met as part of the Participation Program General Application ("Application").

Criteria 1: *The property must be located within a redevelopment area.*

Criteria 2: *The property must be currently zoned, or be eligible to be rezoned, for the intended purposes.*

Criteria 3: *The Participant must be current with all state and local fees and business license fees.*

Criteria 4: *The Participant and contractors of the Participant must be properly licensed.*

Criteria 5: *Properties may be vacant or, if occupied, must be underutilized.*

Criteria 6: *Properties on which new construction has commenced but has stalled, as defined by inactivity on an issued construction permit for 6 months or longer, will be deemed eligible.*

Criteria 7: *The Participant must not have any felony convictions, unresolved felony indictments, or current bankruptcy judgments.*

Participation Programs



Building Façade and Tenant Improvement

\$50,000 match for improvements, \$200k for streetscape improvements, \$25k historic property bonus



Catalyst Project Assistance

Large Scale Anchor Projects:
Corporate Campus, Adaptive Reuse, Destination Retail, and Anchor Project



Tax Increment Financing Assistance

Provides project-based tax increment financing as a promissory note to fill project financing gap



Capital Improvement Plan

Coordinated Capital Improvement projects initiated by the Agency, City Departments, and Partner Agencies



Property Disposition

Process to Sell, Lease, or Dispose of Property Acquired by the Agency to promote infill development.

Evaluation Process – 200 Points

Project Viability – 100 Points

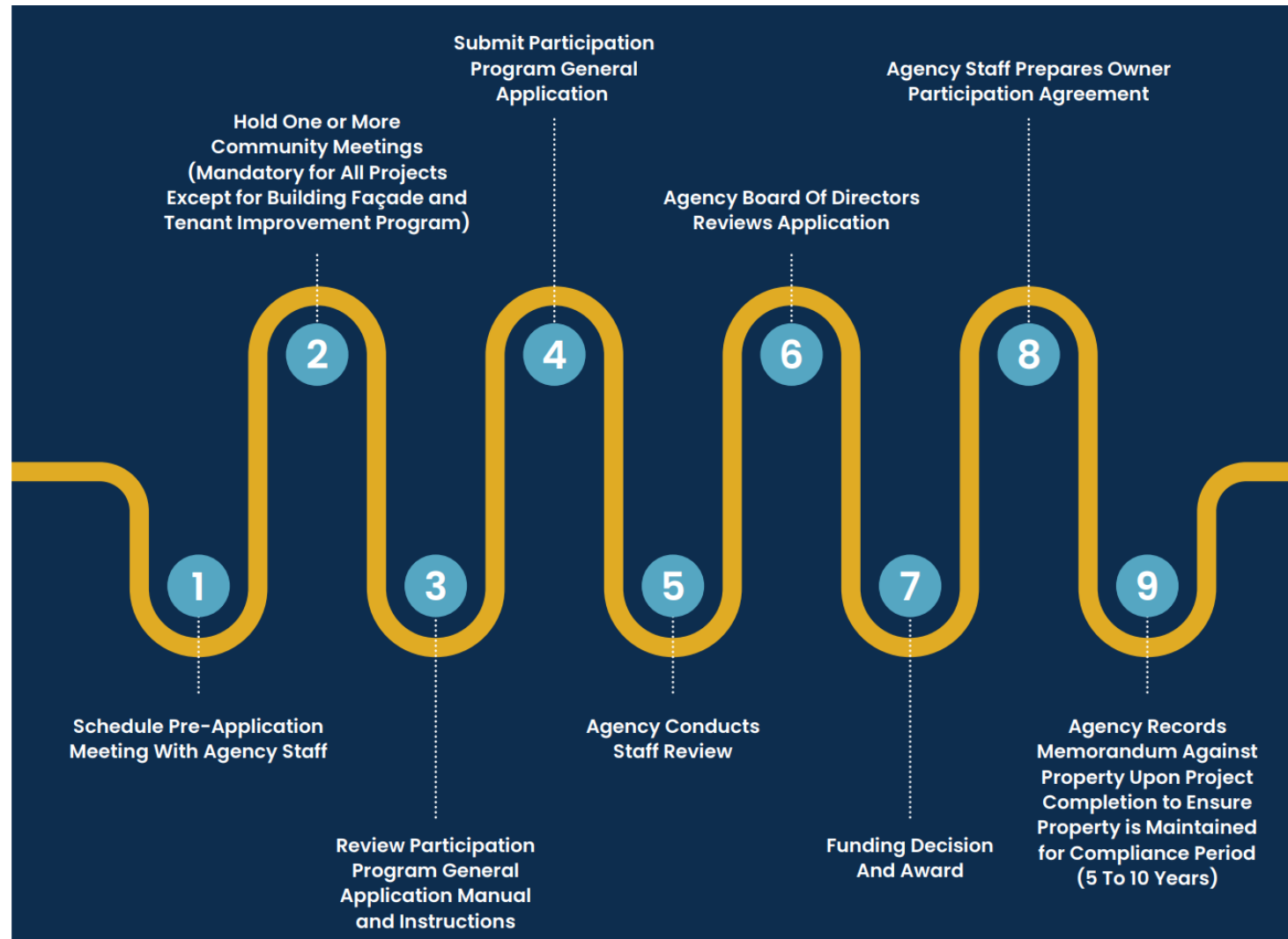
Project Viability Scoring Rubric		
Evaluation Factor	Maximum Factor Score	Weight
1 Developer Performance History	40	40%
2 Developer Financial Capacity	20	20%
3 Project Vision and Placemaking Features	20	20%
4 Market Study	20	20%
TOTAL PROJECT VIABILITY MAXIMUM SCORE		100

Evaluation Process – 200 Points

Area Benefit – 100 Points

Area Benefit Scoring Rubric			
Evaluation Factor	Maximum Factor Score	Weight	NRS Reference
1 Catalyst Impact	10	10%	NRS 279.486(4)(a)(1)
2 Job Impact	5	5%	NRS 279.486(4)(a)(2)
3 Revenue Impact	5	5%	NRS 279.486(4)(a)(3)
4 Density and Activity Impact¹	10	10%	NRS 279.486(4)(a)(4)
Floor Area Ratio, 2.0 or greater	5		
Ground-Floor Retail Activation, 70% street face	5		
5 Placemaking	10	10%	NRS 279.486(4)(a)(5)
6 Construction Labor	5	5%	NRS 279.486(4)(a)(6)
7 Social Benefits	5	5%	NRS 279.486(4)(a)(7)
8 Community Input²	25	25%	NRS 279.486(4)(b)
One Community Meeting	10		
Two Community Meetings	20		
Three or More Community Meetings	25		
9 Agency Fiscal Benefit²	25	25%	NRS 279.486(4)(c)
20-year fiscal benefit up to \$750,000	10		
20-year fiscal benefit greater than \$750,000, up to \$2,000,000	15		
20-year fiscal benefit greater than \$2,000,000	25		
TOTAL AREA BENEFIT MAXIMUM SCORE	100		

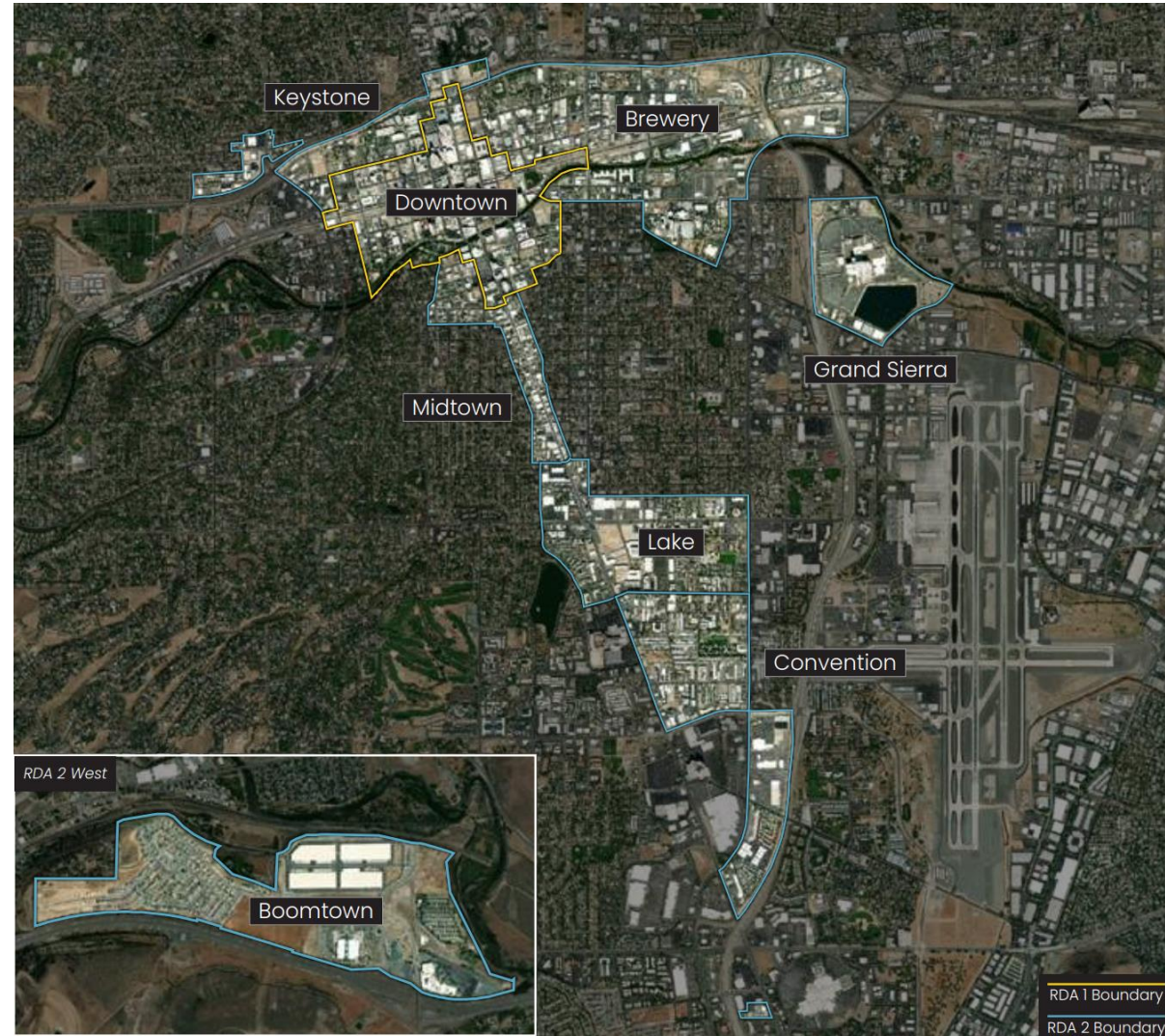
Application Process



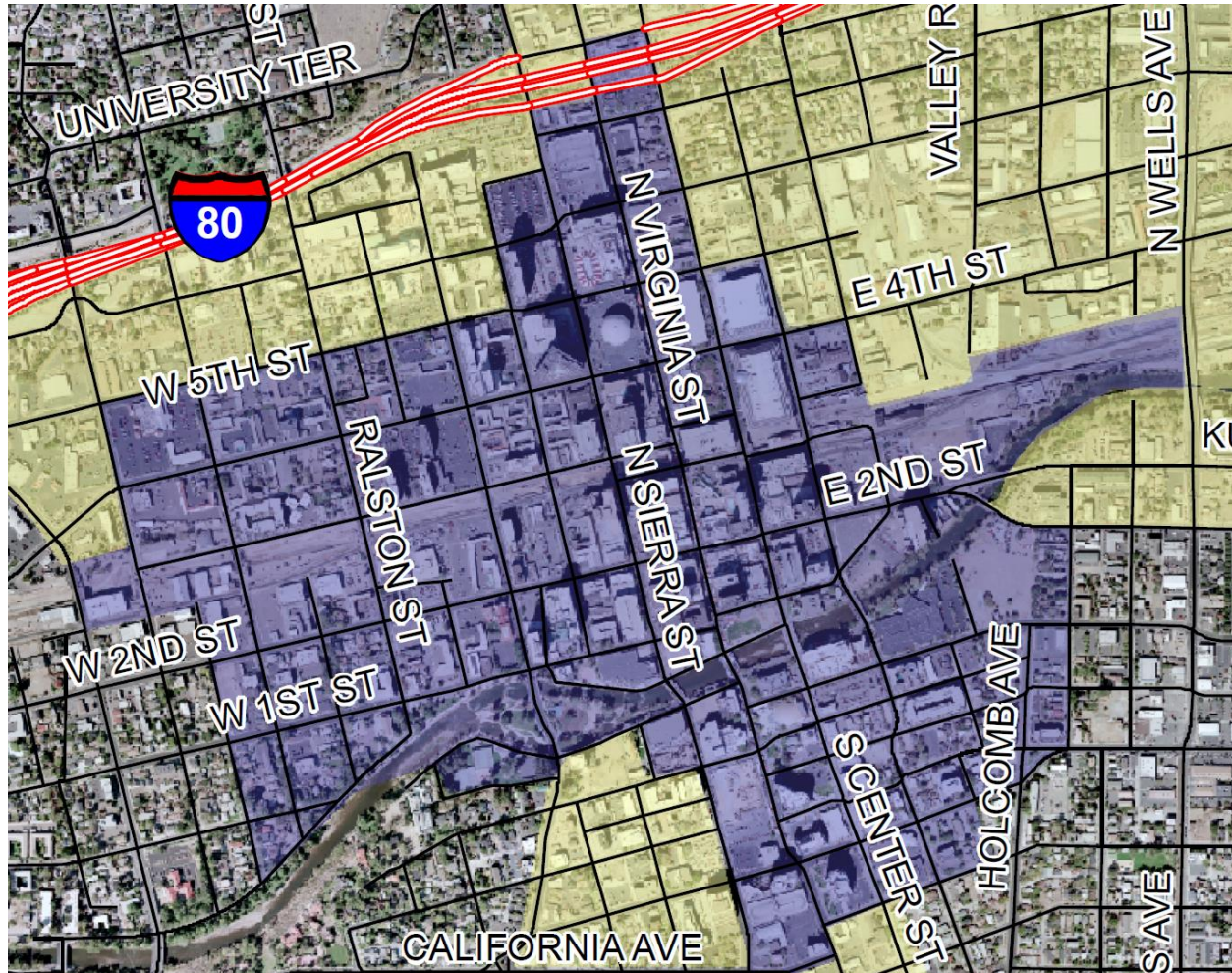
Recommended Motion

- I move to adopt the Reno Redevelopment Agency Status Report, Participation Program, and Application Documents.

Neighborhood Districts



RDA 1



RDA 2

