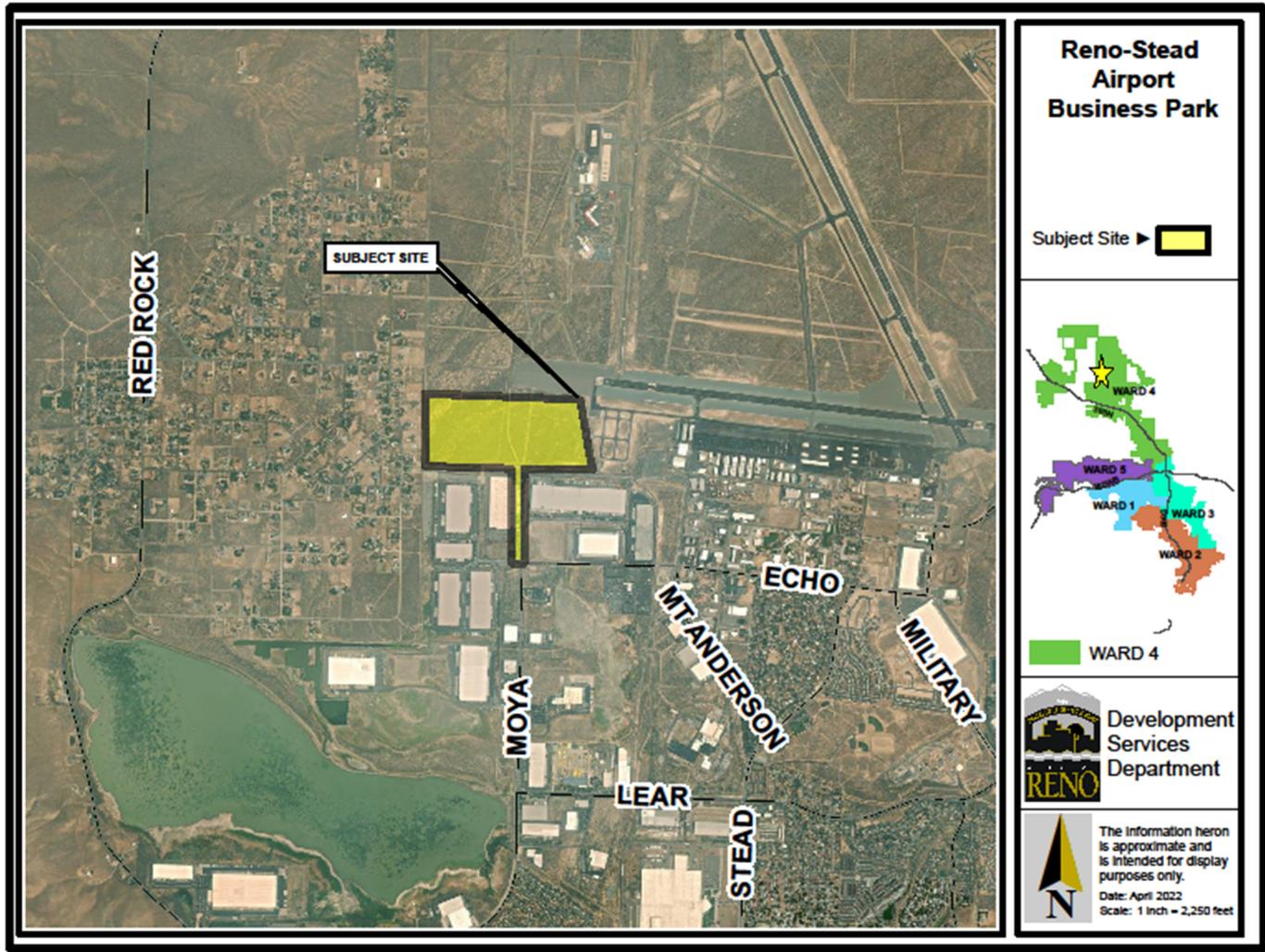


B.2 and B.5 Reimbursement Agreement and At-Grade Crossing Agreement

November 15, 2023



C I T Y O F
RENO



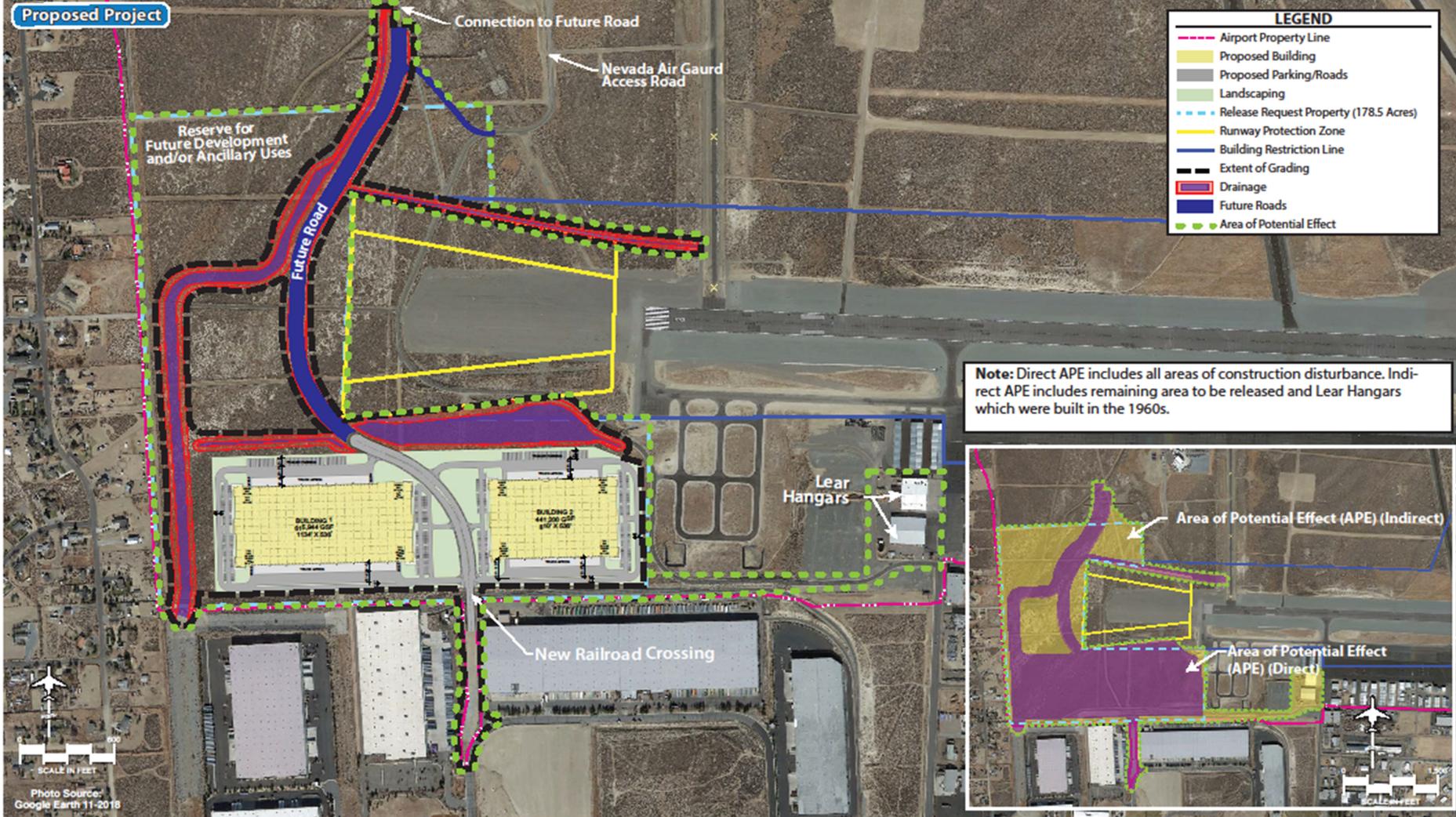
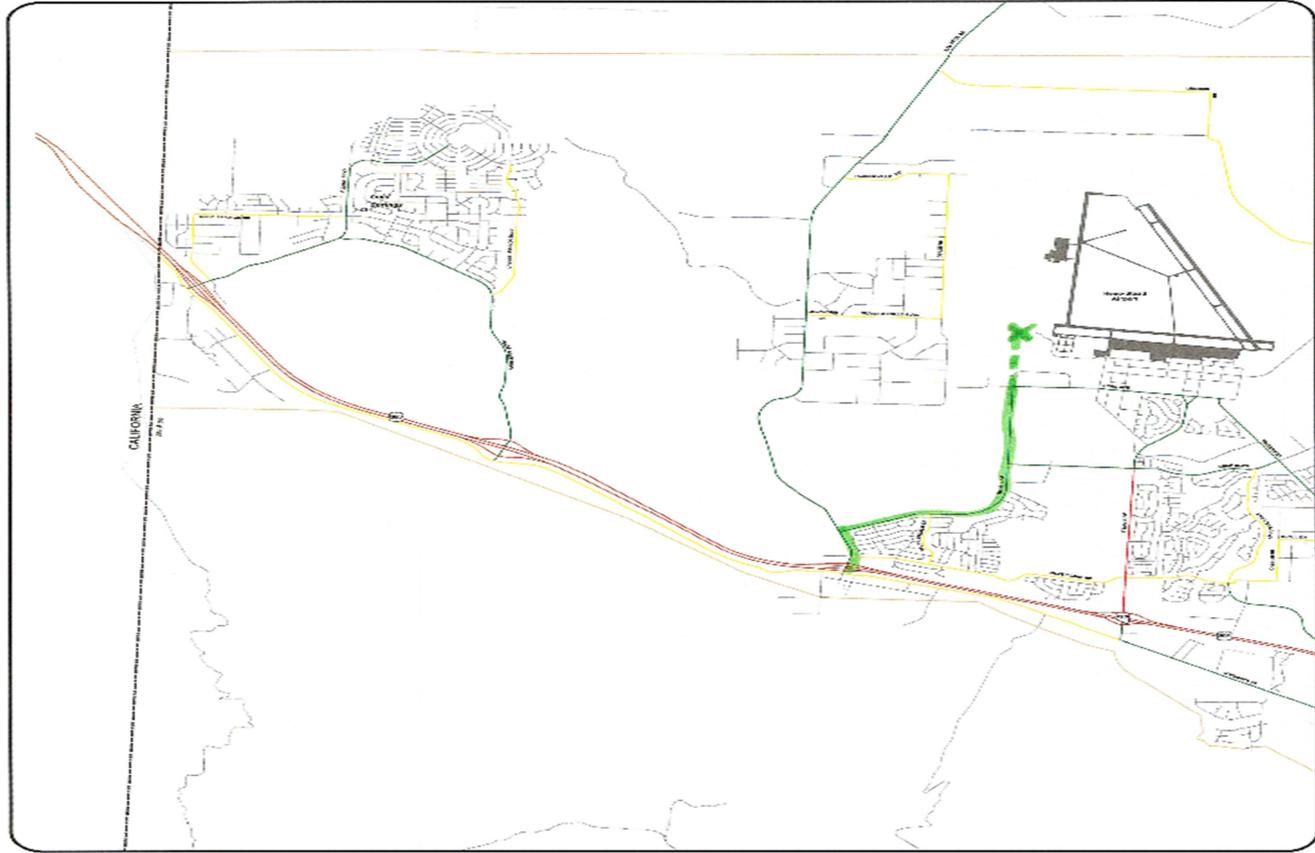
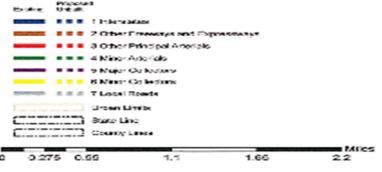


Exhibit A
AREA OF POTENTIAL EFFECT



PREPARED BY
THE NEVADA DEPARTMENT OF TRANSPORTATION



ROADWAY FUNCTIONAL CLASSIFICATION

RENO-URBANIZED A-1

WASHOE COUNTY, NEVADA



Moya Extension

Write a description for your map.

Legend

- Feature 1
- GM Customer Care & Aftersales
- Moya Blvd & Echo Ave
- Reno Air Races



B.2 and B.5

- We are here today to consider 2 agreements. One is a reimbursement agreement between the City and the developer of the Reno-Stead Airport Business Park. The second is the At-Grade Crossing Agreement between the City and UPRR for the actual crossing itself.

B.2 and B.5

- You have seen a reimbursement agreement with this same developer and for this same project before in April 2022.
- The April 2022 council action involved a reimbursement agreement for engineering design services.

B.2 and B.5

- This council action involves a reimbursement agreement for the actual construction itself.

B.2 and B.5

- The reimbursement amount is \$853,535 which represents the licensing and construction costs for a new at-grade crossing of the UPRR at Moya.
- The licensing and construction terms and conditions are outlined in the At-Grade Crossing Agreement.

B.2 and B.5

- The way this works is that Union Pacific does the actual work itself – the City pays Union Pacific for this work –and the developer reimburses the City.
- Union Pacific will only deal a public agency.

B.2 and B.5

- The approval of these two agreements are the last remaining items before building permits can be issued.

B.2 and B.5

- Installation of the crossing will need to be complete prior to any certificate of occupancy is issued.
- We are talking about 2 buildings totaling 1,118,000 square feet of warehouse and distribution use.

B.2 and B.5

- The crossing will be publicly owned.
- Utilities and street work, including Moya Blvd will be privately owned and maintained.
- Any repairs, maintenance, or costs to Union Pacific associated with the crossing is the responsibility of the developer.

B.2 and B.5

- Staff recommends approval of the 1) Reimbursement Agreement with DPRTA Stead, LLC for \$855,535 and the 2) At-Grade Crossing Agreement with Union Pacific for the new crossing at the extension of Moya Blvd.