

Downtown Reno Business Improvement District (BID) Assessment Public Hearing

May 21, 2025



BID Assessment Process

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

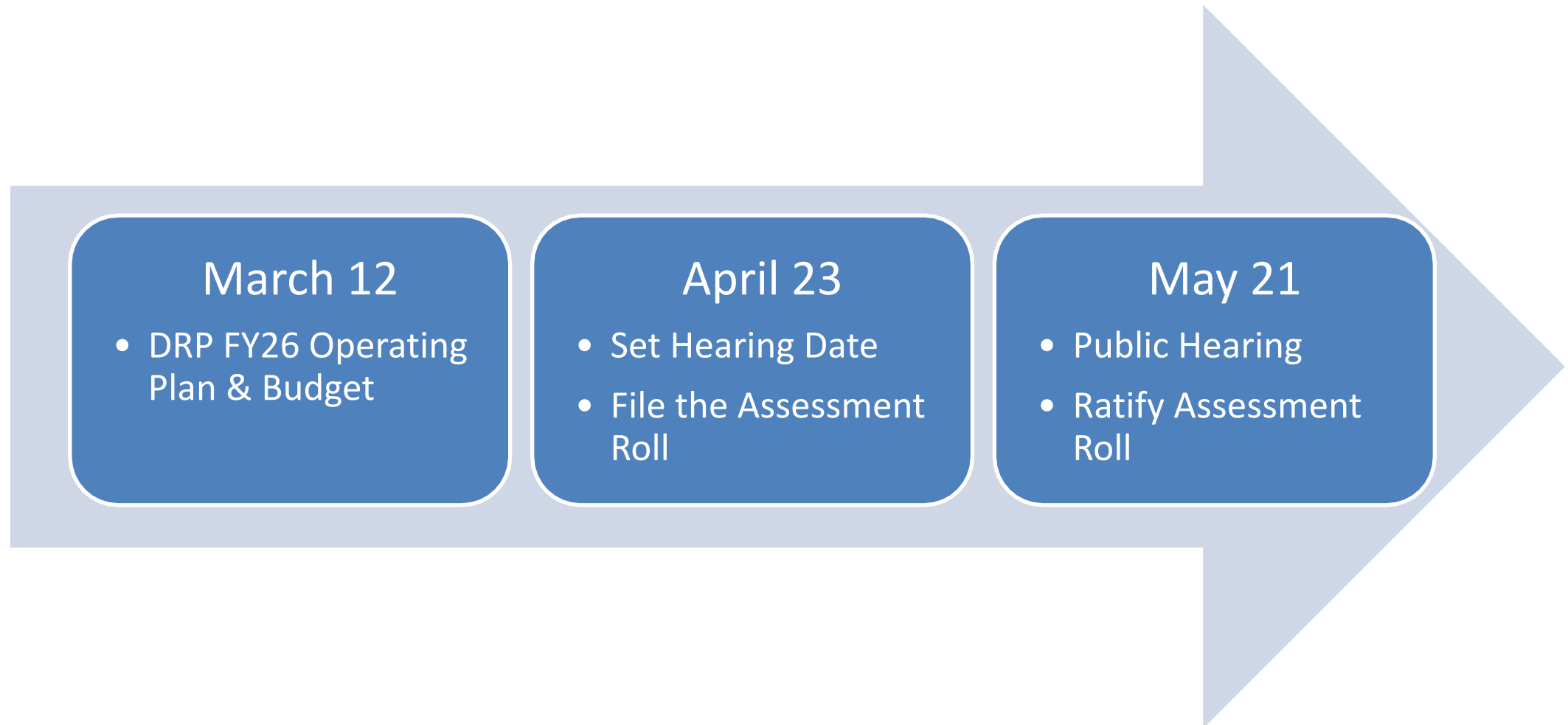
- Review and determine hardship applications (per NRS and Ordinance 5385)

2. Resolution Introduction

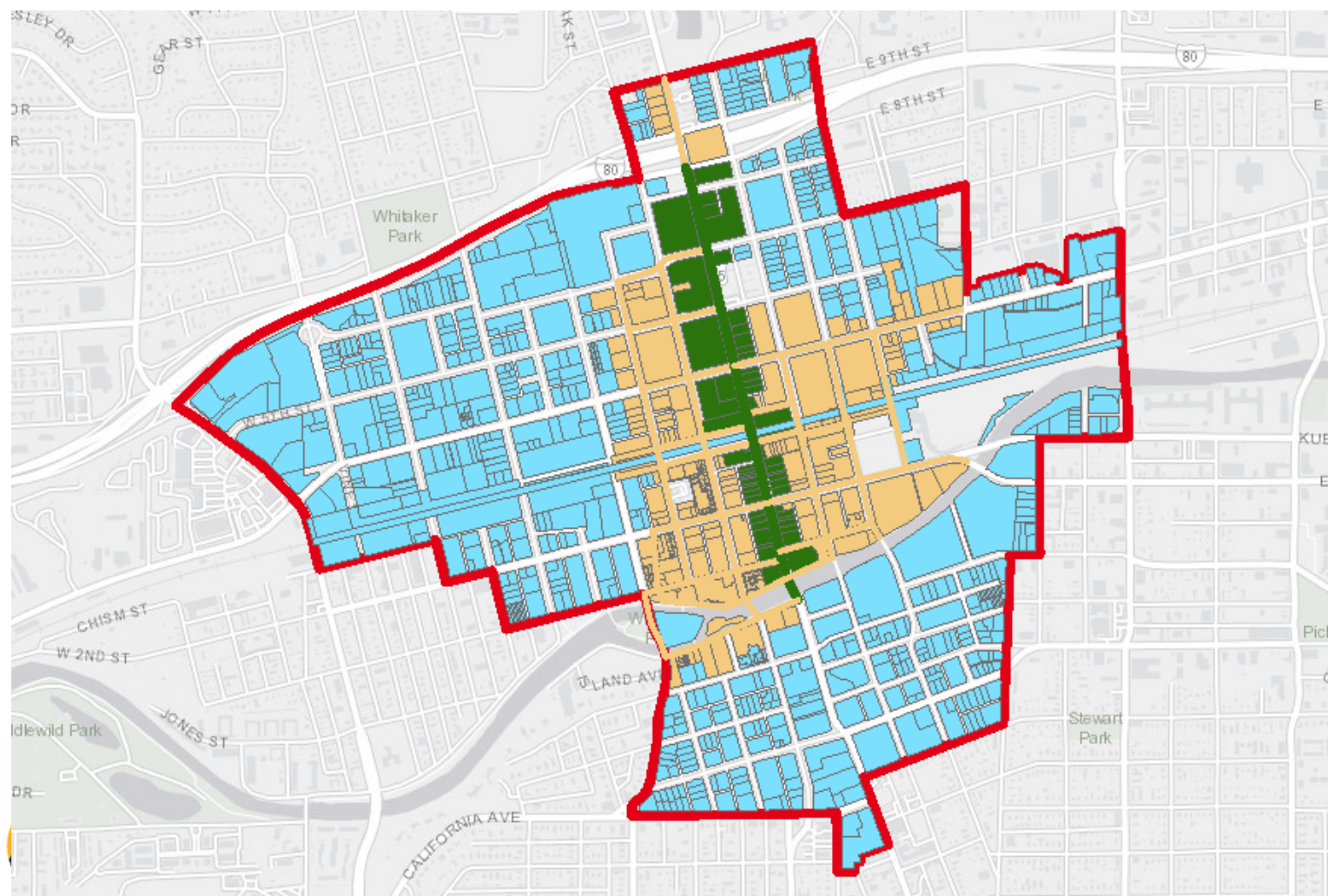
- Dispense or accept any objections or changes to the proposed assessment role
- Ratify the project cost
- Confirm assessment roll



Annual Process



BID Boundary & Service Zones



Legend

Reno Business Improvement District

Reno BID Maintenance Grid

- Premium
- Premium Plus

Reno BID Parcels

- Standard
- Premium
- Premium Plus

Reno BID Boundary



What the BID does and does not do:

1. BID does not cover standard base services
2. BID does provide 3 levels of service:
 - Standard Service:
 - Clean and Safe Program w/ ambassadors
 - Leadership and Economic Development
 - Marketing and Communications
 - Premium:
 - Removal of litter, graffiti, cleaning of public furniture and fixtures
 - Premium Plus:
 - Virginia Street daily maintenance
3. BID contracts and pays the city for maintenance services



FY26 Assessment Rates

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



Assessment Consideration

Previous FY25 Assessment: \$3,861,902

Total FY26 Assessment: \$3,961,961

2.5% Increase



Complaints, Protests, Objections and Hardship Requests

- Four (4) Written Objections Received
- Twenty-One (22) Hardship Requests Received
- Ten (10) Were Re-Applications Already Approved by Council
- 2 were denied based on exceeding income level or proof of income
- Ten (10) Were New Applications Eligible for Hardship = **\$4,068.06**



Hardship Criteria

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

- Principal Residence
- Income & Verification - At or below 50% Average Median Income
- Application/Affidavit for Exemption
- Approved Applications are Valid for Five (5) Years



Public Hearing and Hardship Determination

Staff recommends approving the ten (10) new hardship requests.

Total FY 26 Assessment after hardships: \$ 3,957,893



Recommended Motion:

I move to approve the Resolution of the Reno City Council dispensing with certain complaints, protests and objections made at the public hearing on the assessment roll for a City of Reno, Nevada Neighborhood Improvement Project, otherwise known as the Downtown Reno Business Improvement District; ratifying the cost of the project; and confirming said assessment roll and the assessments therein including the ten hardship exemptions; to authorize the recordation of properties to be assessed in the Office of the County Recorder; together with other matters properly relating thereto.

