

RESOLUTION OF THE RENO CITY COUNCIL PURSUANT TO NRS 271.377, 271.380 AND 271.385 FIXING THE DATE, TIME AND PLACE WHEN COMPLAINTS, PROTESTS AND OBJECTIONS TO THE ASSESSMENT ROLL FOR A CITY OF RENO, NEVADA NEIGHBORHOOD IMPROVEMENT PROJECT, OTHERWISE KNOWN AS THE DOWNTOWN RENO BUSINESS IMPROVEMENT DISTRICT, WILL BE HEARD; AND CAUSING SUCH ROLL TO BE FILED IN THE OFFICE OF THE CITY CLERK.

A. WHEREAS, through the “Consolidated Local Improvement Law” (Chapter 271 of the Nevada Revised Statutes), counties, cities and towns are allowed to form Neighborhood Improvement Projects for the improvement of an area by providing beautification and improvement of public portions and promotional activities (see NRS 271.147); and,

B. WHEREAS, a “beautification and improvement of the public portions” includes “public restrooms; facilities for outdoor lighting and heating; decorations; fountains; landscaping; facilities or equipment, or both, to enhance protection of persons and property within the improvement district; ramps, sidewalks and plazas; and rehabilitation or removal of existing structures

C. WHEREAS, a “promotional activity” includes “providing services related to security, sanitation, the removal of graffiti, the cleaning of streets and sidewalks and providing other municipal services that are supplemental to those typically provided by the municipality” (NRS 271.178); and,

D. WHEREAS, the Downtown Reno Business Improvement District (BID) is intended to be a private sector led and managed Neighborhood Improvement Project under NRS chapter 271 with the following objectives:

a. *Stabilize Downtown Streets*: Provide advocacy, leadership, and services that address downtown’s most pressing challenges/opportunities, such as improving public safety, reducing homelessness, enhancing cleanliness, increasing mobility (transportation and access), and activating quality public spaces.

b. *Economic and Community Development*: Increase business activity for existing operators and attract new investment to downtown through housing, economic development, and diversification initiatives. Enhance property values, sales, and occupancies.

c. *Unified Voice and Champion for Downtown*: Align existing groups to speak with a single unified voice on behalf of downtown

d. *Accountability*: Offer accountability to ratepayers through a property and business owner-managed governance structure.

E. WHEREAS, the Downtown Reno BID will encompass a large area of the downtown bounded roughly by Interstate 80/Ninth Street to the north; Wells Avenue to the east; the Truckee River, California Avenue and Moran Street to the south; and Keystone Avenue to the west. A map of the proposed BID service area is provided in Exhibit 1; and,

F. WHEREAS, the Downtown Reno BID will offer the following levels of service to properties within the proposed BID service area:

a. *Standard Services* will include a “clean and safe” program that deploys teams of safety ambassadors and maintenance patrols throughout the downtown. Ambassador services will include quality of life crime deterrence, engagement of the homeless population, on-demand safety escorts, ongoing public engagement, and hospitality services. District-wide maintenance services will include, but not limited to “on-demand spot cleaning” throughout downtown. In addition, the program will include support for a downtown management organization providing leadership, economic development, communications, marketing services, and advocacy to advance issues and policies that benefit downtown and improve the area’s overall image and appeal for employees, visitors, and residents.

b. *Premium Services*, in addition to Standard Services, will add maintenance patrols concentrated within the core of downtown providing periodic removal of litter, weeds, and graffiti; cleaning of public furniture and fixtures; power washing; and special maintenance needs as they arise.

c. *Premium-Plus Services*, in addition to Standard and Premium Services, will provide along the Virginia Street corridor expanded and daily maintenance services and if needed, any public restrooms; facilities for outdoor lighting and heating; decorations; fountains; landscaping; facilities or equipment, or both, to enhance protection of persons and property within the improvement district; ramps, sidewalks and plazas; and rehabilitation or removal of existing structures. Properties along this corridor will pay a higher “premium-plus” service rate.

G. WHEREAS, the BID operating budget is distributed on a cost allocation basis to a database that contains assessed valuations and linear street frontage for all *assessable properties* within each service zone.

H. WHEREAS, pursuant to Ordinance No. 6455, the Reno City Council acquired the

City of Reno, Nevada Neighborhood Improvement Project, otherwise known as the Downtown Reno Business Improvement District; and,

I. WHEREAS, pursuant to NRS 271.377, on or before June 30 of each year after the governing body acquires or improves a neighborhood improvement project, the governing body shall prepare or cause to be prepared an estimate of the expenditures required in the ensuing fiscal year and a proposed assessment roll assessing an amount not greater than the estimated cost against the benefited property.

J. WHEREAS, a competent engineer, made out an assessment roll which contains, among other things, the names of the last known owners of the property to be assessed, or if not known, that the same is “unknown”, a description of each tract or parcel of land to be assessed, and the amount of the proposed assessment thereon.

K. WHEREAS, pursuant to NRS 271.380, upon receiving the assessment roll, the City shall fix a time and place when and where complaints, protests and objections made in writing or verbally concerning the assessment roll, by the owner of any tract or any person interested, will be heard.

NOW THEREFORE be it hereby resolved by the City of Reno Council as follows:

Section 1. The City Council hereby finds that the foregoing recitals are true and correct and are incorporated by reference.

Section 2. That said the assessment roll shall be filed by the 23rd day of April 2025, in the office of the City Clerk, will be examined and is tentatively approved.

Section 3. That Wednesday, the 21st day of May 2025, at 10:00 A.M., in the Council Chambers at the City Hall, 1 E. First Street, Reno, Nevada, be and the same hereby is, fixed as the time and place when said City Council will hear and consider written objections to said assessment roll by the owners of property specially benefited by the improvements in the BID and proposed to be assessed, by any party interested in the regularity of the proceedings in making such assessments, and by all parties aggrieved by such assessments. Pursuant to NRS 271.357, the Council has established a procedure to postpone the assessments for persons whose principal residence will be included in the BID and who believe that the payment of the assessments will create a financial hardship. Persons who are interested in the eligibility criteria and application process for hardship determination should contact the City of Reno, Office of Economic Development, P.O. Box 1900, Reno, Nevada 89505.

Section 4. That the City Clerk shall give notice by publication in the Reno Gazette

Journal, a newspaper published in Reno, Nevada, and of general circulation in said City of Reno, and by mailing notice thereof, postage prepaid, as certified mail, to such last known owners of land within the BID, as provided by law; and said notice shall state that such assessment roll is on file in his office, the date of filing the same, the time and place at which the City Council will hear and consider written objections to said petition and assessment roll by the owners of property specially benefited by the improvements in the BID and proposed to be assessed, by any party interested in the regularity of the proceedings in making such assessments, and by all parties aggrieved by such assessments. Said notice shall be substantially in the following form, to wit:

(BEGIN FORM OF NOTICE)

NOTICE OF FILING OF PROPOSED ASSESSMENT ROLL, OF OPPORTUNITY TO FILE WRITTEN OBJECTIONS, AND OF PROTEST HEARING, CONCERNING THE PROPOSED ASSESSMENT ROLL OR PROPOSED ASSESSMENTS, TO WIT:

NOTICE IS HEREBY GIVEN, that the assessment roll for the City of Reno, Nevada Downtown Reno Business Improvement District (BID), has been made out by a competent engineer, shall be filed with the office of the City Clerk by April 23, 2025, since said time has been and now is on file therein, and is available for examination during regular office hours by any interested person. The BID is intended to be a private sector led and managed Neighborhood Improvement Project under NRS chapter 271 with the following objectives:

- a. Stabilize Downtown Streets: Provide advocacy, leadership, and services that address downtown's most pressing challenges/opportunities, such as improving public safety, reducing homelessness, enhancing cleanliness, increasing mobility (transportation and access), and activating quality public spaces.
- b. Economic and Community Development: Increase business activity for existing operators and attract new investment to downtown through housing, economic development, and diversification initiatives. Enhance property values, sales, and occupancies.
- c. Unified Voice and Champion for Downtown: Align existing groups to speak with a single unified voice on behalf of downtown
- d. Accountability: Offer accountability to ratepayers through a property and business owner-managed governance structure.

The Downtown Reno BID will encompass a large area of the downtown bounded roughly by Interstate 80/Ninth Street to the north; Wells Avenue to the east; the Truckee River, California Avenue and Moran Street to the south; and Keystone Avenue to the west. The Downtown Reno BID will offer the following levels of service to properties within the proposed BID service area:

a. *Standard Services* will include a “clean and safe” program that deploys teams of safety ambassadors and maintenance patrols throughout the downtown. Ambassador services will include quality of life crime deterrence, engagement of the homeless population, on-demand safety escorts, ongoing public engagement, and hospitality services. District-wide maintenance services will include, but not limited to “on-demand spot cleaning” throughout downtown. In addition, the program will include support for a downtown management organization providing leadership, economic development, communications, marketing services, and advocacy to advance issues and policies that benefit downtown and improve the area’s overall image and appeal for employees, visitors, and residents.

b. *Premium Services*, in addition to Standard Services, will add maintenance patrols concentrated within the core of downtown providing periodic removal of litter, weeds, and graffiti; cleaning of public furniture and fixtures; power washing; and special maintenance needs as they arise.

c. *Premium-Plus Services*, in addition to Standard and Premium Services, will provide along the Virginia Street corridor expanded and daily maintenance services and if needed, any public restrooms; facilities for outdoor lighting and heating; decorations; fountains; landscaping; facilities or equipment, or both, to enhance protection of persons and property within the improvement district; ramps, sidewalks and plazas; and rehabilitation or removal of existing structures. Properties along this corridor will pay a higher “premium-plus” service rate.

The City Council of the City of Reno, Nevada, will meet to hear and consider written objections to said assessment roll by the owners of said property specially benefited by the improvements in said BID, and proposed to be assessed, by any party interested in the regularity of the proceedings in making such assessments, and by all parties aggrieved by such assessments, on Wednesday, May 21, 2025 at 10:00 A.M. in the Council Chambers at the City Hall, 1 E. First Street, in said City. The owner or owners of any property which is assessed in such assessment roll, whether named or not in such roll, must on or before May 16, 2025, file with the City Clerk his or her specific objections in writing.

Said Assessments shall be due and payable in accordance with the terms and conditions set forth by the Washoe County Treasurer’s Office for property tax collection and physical collection may be completed as part of your tax bill or by another City authorized third-party financial administrator.

Any objection to the regularity, validity, and correctness of the proceedings, of said assessment roll, of each assessment contained therein, and of the amount thereof levied on each tract or parcel of land, shall be deemed waived unless presented at the time and in the manner herein specified. In accordance with NRS 271.380, if any property owner or other interested person objects to the assessment roll or to the proposed assessments, that individual is hereby notified that:

- a. The individual is entitled to be represented by counsel at this hearing.
- b. Any evidence the individual desires to present on these issues must be presented at this hearing; and
- c. Evidence on these issues that is not presented at this hearing may not thereafter be presented in an action brought pursuant to NRS 271.395, upon subsequent appeal to a district court or other judicial proceeding.

Pursuant to NRS 271.357, the Council has established a procedure to postpone the assessments for persons whose principal residence will be included in the BID and who believe that the payment of the assessments will create a financial hardship. Persons who are interested in the eligibility criteria and application process for hardship determination should contact City of Reno, Office of Economic Development, P.O. Box 1900, Reno, Nevada 89505, attention Maureen West-Cuthbert or call (775) 469-3201.

At the time and place so designated for hearing such written objections, said City Council shall hear and determine all written objections which has been so timely filed by any party interested in the regularity of the proceedings in making such assessment, and the correctness of such assessment, or of the amount levied on any particular tract or parcel of land to be assessed, and said City Council shall have the power to adjourn such hearing from time to time, and by resolution shall have power, in its discretion, to revise, correct, confirm or set aside any assessment and to order that such assessment be made de novo.

DATED this 23rd day of April, 2025

MIKKI HUNTSMAN, CITY CLERK AND CLERK OF
THE CITY COUNCIL OF THE CITY OF RENO, NEVADA

(END FORM OF NOTICE)

Section 5. The Mayor, City Manager, City Clerk, members, officers, employees and agents of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute, deliver and record all documents as may be required and otherwise to give effect to, carry out and comply with the terms and intent of this Resolution, and to take all necessary and appropriate actions to effectuate the intent of this Resolution.

Section 6. This resolution shall take effect immediately upon its passage.

Upon motion by Councilmember _____,

and seconded by Councilmember _____,
the foregoing Resolution was passed and adopted this 23rd day of _____, 2025,
by the following vote of the Council:

AYES: _____

NAYS: _____

ABSTAIN: _____ ABSENT: _____

APPROVED this 23rd day of April, 2025.

HILLARY L. SCHIEVE
MAYOR

ATTEST:

MIKKI HUNTSMAN
CITY CLERK

EXHIBIT 1

