

Downtown Reno Business Improvement District (BID) Assessment Public Hearing

May 10, 2023



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)

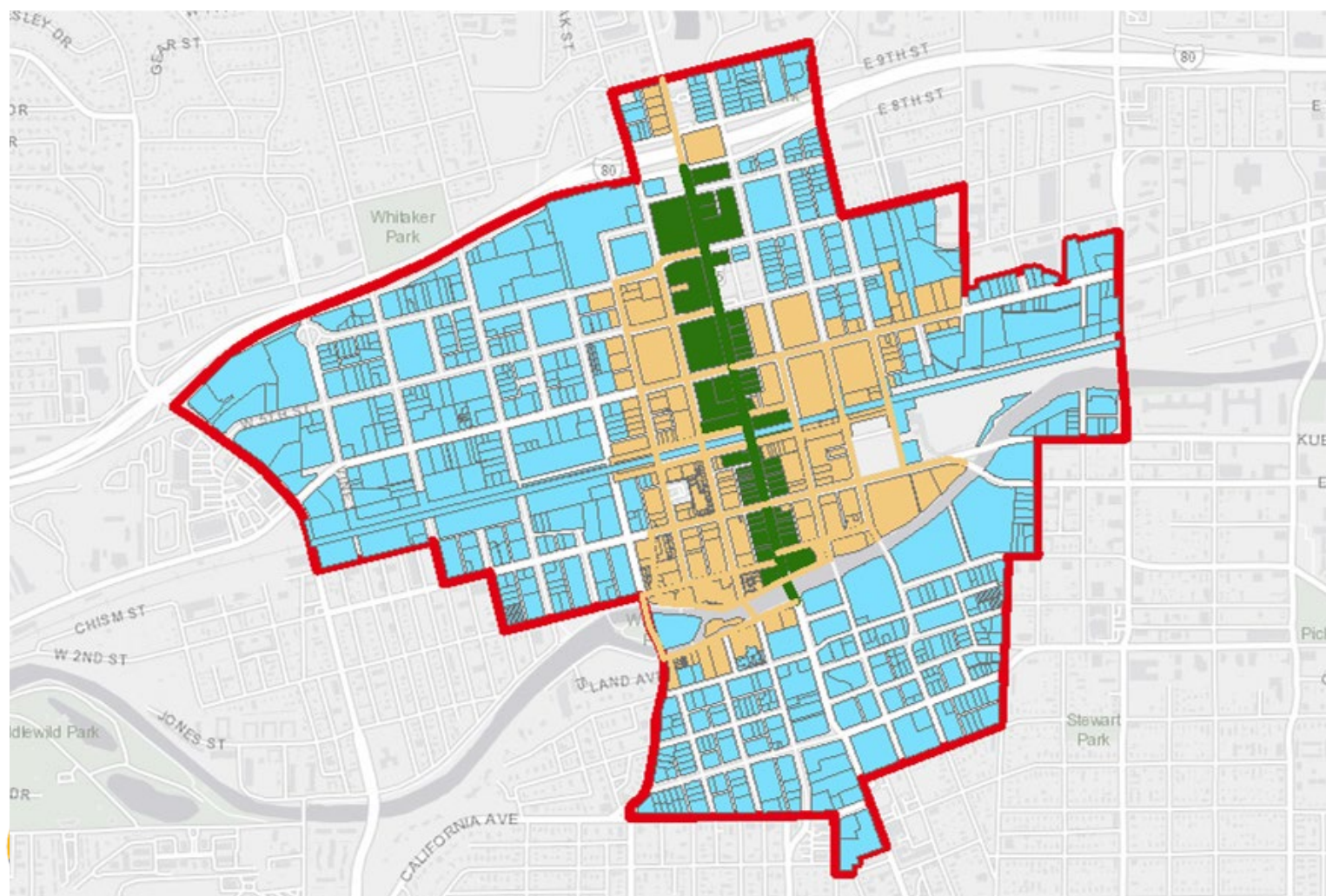
2. Resolution Introduction

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

3. Ordinance Introduction



BID Boundary & Service Zones



Legend

Reno Business Improvement District

Reno BID Maintenance Grid

- Premium
- Premium Plus

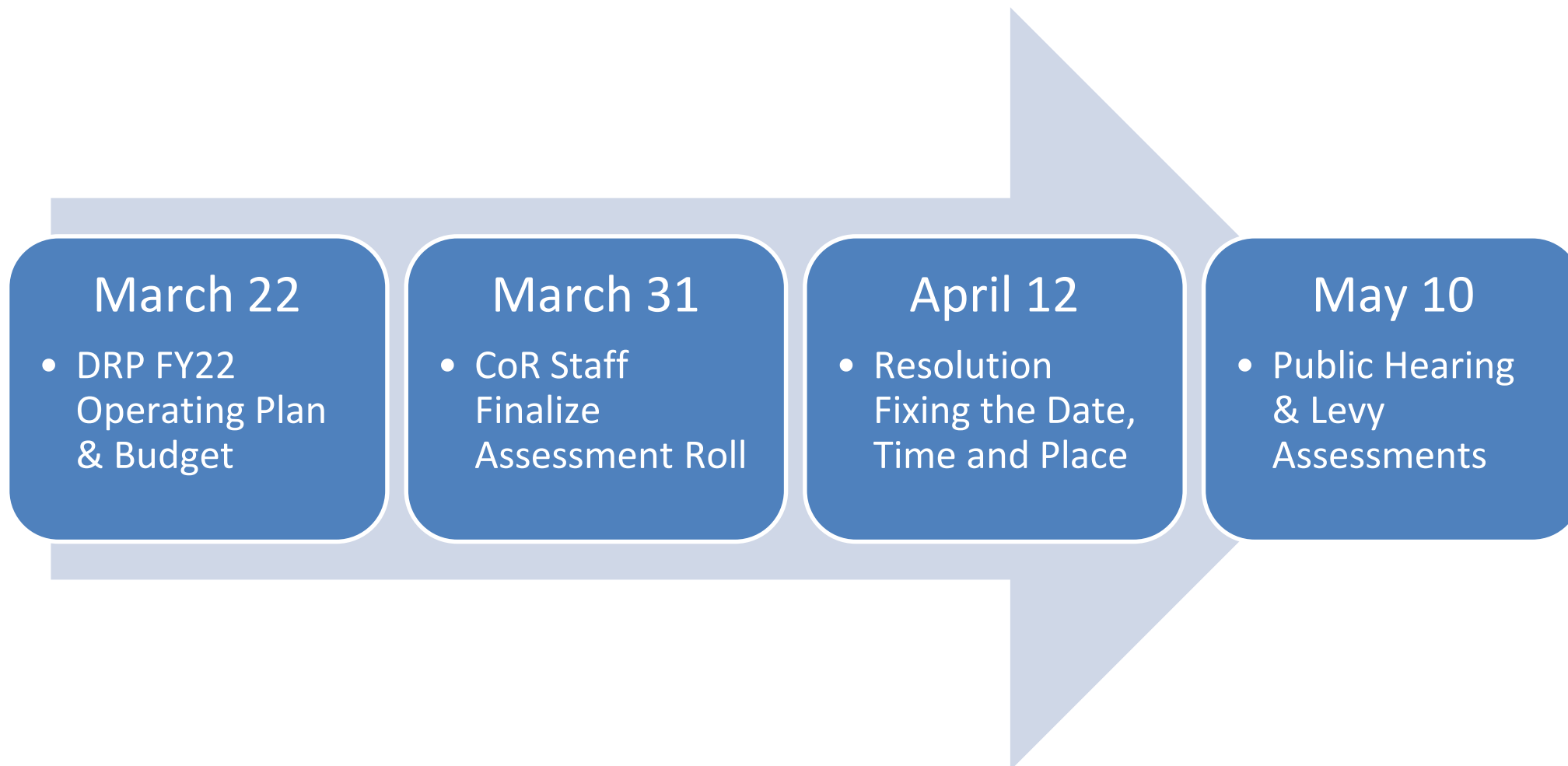
Reno BID Parcels

- Standard
- Premium
- Premium Plus

Reno BID Boundary



Annual Process



Assessment Rates

Zone	Rate History						Rate Applied To
	FY18/19	FY19/20	FY20/21	FY21/22	FY22/23	FY23/24	
Standard	\$ 0.005061	\$ 0.005027	\$ 0.005027	\$ 0.005027	\$ 0.005027	\$ 0.005027	Assessed Value
Premium	\$ 10.87	\$ 10.87	\$ 10.92	\$ 10.98	\$ 10.98	\$ 10.98	Linear Foot
Premium Plus	\$ 18.88	\$ 18.88	\$ 18.88	\$ 18.88	\$ 18.88	\$ 18.88	Linear Foot

**Standard
Service**

**Assessed
Valuation**

(Locked March 2023)

×

**Assessment
Rate**

Max Rate
\$0.005278

=

**Standard
Assessment**

**Premium/
Premium
Plus Service**

**Linear
Footage**

×

**Assessment
Rate**

Max Rate
\$10.98/\$18.88

=

**Premium
Assessment**



Rate Comparison by Parcel Group

PARCEL GROUP	PARCEL COUNT	Standard	Premium	Premium Plus	TOTAL	PERCENT OF TOTAL
Commercial	647	\$ 2,393,747.25	\$ 348,318.80	\$ 97,497.18	\$ 2,839,563.23	77.01%
Residential	1224	\$ 501,736.51	\$ 26,088.68		\$ 527,825.19	14.31%
City of Reno	46	\$ 155,555.63	\$ 29,802.14	\$ 2,962.36	\$ 188,320.12	5.11%
Washoe County	13	\$ 34,867.63	\$ 1,285.15		\$ 36,152.78	0.98%
Non-Profit & RHA	21	\$ 68,220.99	\$ 2,051.45		\$ 70,272.44	1.91%
University	29	\$ 11,710.79	\$ 2,030.89		\$ 13,741.68	0.37%
RTC	1	\$ 5,631.24	\$ 5,795.92		\$ 11,427.16	0.31%
Totals	1981	\$ 3,171,470.04	\$ 415,373.03	\$ 100,459.54	\$ 3,687,302.61	100.00%

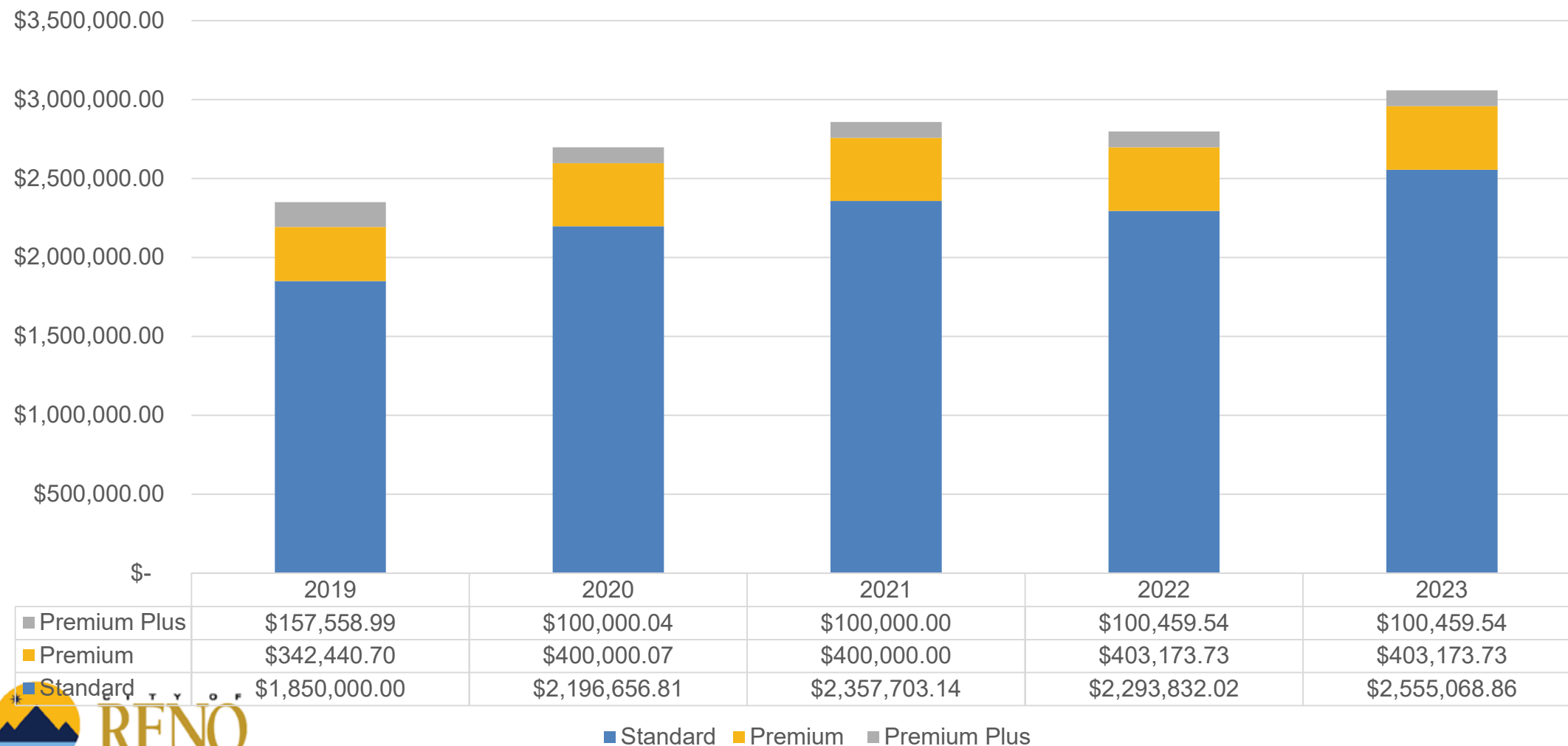
PARCEL GROUP	PARCEL COUNT	TOTAL ASSESSMENTS	PERCENT OF TOTAL	AVERAGE \$ INCREASE	AVERAGE % INCREASE
Commercial	647	\$ 2,839,563.23	77.01%	\$ 818.93	17%
Residential	1224	\$ 527,825.19	14.31%	\$ 53.23	13%
City of Reno	46	\$ 188,320.12	5.11%	\$ 566.96	11%
Washoe County	13	\$ 36,152.78	0.98%	\$ 278.58	16%
Non-Profit & RHA	21	\$ 70,272.44	1.91%	\$ 506.18	19%
University	29	\$ 13,741.68	0.37%	\$ 34.32	8%
RTC	1	\$ 11,427.16	0.31%	\$ 921.54	8%



Total: \$3,687,302.61

Assessments History

Assessment | 2019 - 2023



Complaints, Protests, Objections and Hardship Requests

Four (4) Objections Received

Ten (10) hardship applications received totalling \$3,509.25

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

- Principal Residence
- Income & Verification
- Application/Affidavit for Exemption



Public Hearing and Hardship Determination - Item C.1.1

Staff recommends approving the ten (10) hardship requests.



Resolution Approval – Item C.1.2

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.



Ordinance Introduction – C.1.3

City Attorney: “Bill No. _____ Ordinance of the Reno City Council providing for the levy and manner of collection of assessments for the City of Reno, Nevada Neighborhood Improvement Project, otherwise known as the Downtown Reno Business Improvement District; ratifying, approving and confirming all other actions previously taken by the City Council of the City of Reno and the officers of said city directed toward the acquisition and improvements of said project in the district; together with other matters properly relating thereto.”

