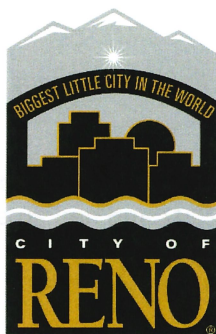


Vicki VanBuren
Finance Director
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August 28, 2025

Brenda Erdoes, Director
Nevada Legislative Counsel Bureau
401 S. Carson Street
Carson City, Nevada 89701-4747

**Re: Annual Report of City of Reno Tourism Improvement Districts (TIDs)
FY 2024/2025**

Dear Ms. Erdoes:

The City of Reno is providing the following information, which outlines the status, and fiscal impact of Tourism Improvement Districts that have been established within the City limits pursuant to:

NRS 271A.105 Annual report to Legislature by municipality; semiannual report to Legislature by Department of Taxation; exception.

1. On or before September 1 of each year, the governing body of a municipality that creates a district before, on or after July 1, 2011, shall prepare and submit to the Director of the Legislative Counsel Bureau for submission to the Legislature, or to the Legislative Commission when the Legislature is not in regular session, an annual report containing:
 - a. A statement of the status of each project located or expected to be located in the district, and of any changes in that status since the last annual report.
 - b. An assessment of the financial impact of the district on the provision of local governmental services, including, without limitation, services for police protection and fire protection.

The City of Reno has three (3) Tourism Improvement Districts:

1. **Cabela's**: Cabela's was created in September 2006 in Reno Redevelopment District No. 2. It is located adjacent to Interstate 80 near the California border, west of Garson Road and Boomtown Hotel Casino. Resolution 231 was adopted by the Reno City Council on June 14, 2017 which authorized the issuance of "Redevelopment Agency of the City of Reno, Nevada,

Redevelopment Area No. 2, Tax Increment Refunding Bonds (Taxable) Series 2017", and the execution and delivery of documents relating thereto.

The project is comprised of a 129,000 square foot, \$51 million destination retail store with a big game museum. Cabela's opened in November 2007 and had an estimated \$324 million one-time impact, including the creation of 234 permanent jobs and 486 temporary construction jobs. Between November 2007 and June 30, 2025, Cabela's generated \$27,376,341 in sales tax proceeds for payment of debt.

2. Freight House: The Freight House District was created in September 2009 in Reno Redevelopment District No. 2. It is located in the southeast part of the downtown, from the Truckee River to just north of East Fourth Street, east of Virginia Street. The district includes the former RTC CitiCenter Transit Center; the National Bowling Stadium; the RTC Fourth Street Transit Station; vacant properties between Lake Street and Evans Avenue west of the Triple-A baseball stadium; 300 East 2nd Street Office Tower; the Greater Nevada Field Triple-A baseball stadium; vacant property east of the National Automobile Museum on the south side of the Truckee River; and the Reno Police Department station on the north side of the River.

Below is a list of all businesses that collect sales taxes and were operating within the Freight House District as of June 30, 2025:

- 250 Lounge
- Aramark
- Ballpark Apartments
- Baseload Power US
- Basin Street Properties
- Biggest Little Creamery
- Brian Erbis Consulting LLC
- Buggy
- Clear Capital
- Courtyard Reno Downtown
- Cunha Simpson Hill CPAs
- Darkshot Coffee
- Ellipse Therapy Group
- Forged Coffee Roasting Co
- Generation Home Loans LLC
- Gold Star Mortgage Financial Group Corp.
- Good Hops
- Hammer Booth
- Information Logistics
- Information Technology Consulting, Services & Instruction
- John Cunha CPA
- Kimimanu. DEV
- Kynd-Strainz LLC dba Mynt Cannabis
- Dispensary
- L/P Insurance Services, Inc
- Leezrom
- Legal Match
- Legendary Bowling Services LLC
- Levy Restaurants at Aces Ballpark
- Mellow Fellow
- Nichols Consulting Engineers CHTD
- Pacific Alternative Energy Resource
- Park Center Tower, LLC
- Regus Management Group LLC
- Reno Aces (Team Shop)
- Reno Tahoe Anesthesia
- Reno Turf Club
- RPJ Logistic Solutions LLC
- ShiftMed
- SK Baseball Ballpark Management LLC
- Studio 151 Inc.
- The Jesse
- Truckee Tahoe Lumber
- USA Manors
- Wrightway Market

A new housing development project, Ballpark Apartments, began construction in 2022 and was completed in 2024 which is comprised of 396 residential units and 496 parking stalls providing additional housing in the downtown area

The Aces Baseball Stadium opened in April 2009. Reno 1868 Football Club, a United League franchise, began operating in April 2017, but has since folded. Between April 2009 and June 30, 2025, the Freight House District generated \$9,448,407 in sales tax proceeds for payment to the Washoe County School District, Nevada Land, and the Reno Redevelopment Agency.

3. Tessera: The Tessera District was created in September 2009 in Reno Redevelopment District No. 2. It is located on the east side of the downtown core, in an area roughly bounded by Interstate 80 to the North; 5th Street to the South; Record Street to the East; and Virginia Street to the West. The proposed project was intended to reconnect downtown and the University of Nevada campus by reestablishing a direct connection from the north end of Lake Street to Morrill Hall, at the southern edge of the campus. The development was planned to be mixed use, including residential units, parking, health facilities, and retail development that would serve both students and downtown visitors. It would also include office space so that some or all of the region's six (6) industry clusters (e.g. software and related service providers, clean energy firm headquarters, transportation and logistics-related businesses) could locate proximal to the University in order to facilitate commercialization of new products and training of future graduates.

To date, only two projects have materialized. The first project was associated with Apple, Inc. The Reno City Council approved Amendment No. 2 to Reimbursement Agreement (Tessera District) on May 10, 2017 that revised the assignment and leasing arrangement contemplated in Amendment No. 1 to permit Apple, Inc. to purchase approximately half a city block of land (APN 007-303-01) from the Developer. Apple constructed a 30,000 square foot purchasing and receiving facility to support their operations. The second project was a student-housing development, Canyon Flats, which provided 158-units providing housing up to 508 students. An additional commercial project is in progress to construct a 5,000 square foot retail/restaurant facility by KRI Architecture. As tenants move in, the City of Reno will update the list of businesses located within the district.

Below is a list of all businesses that were operating within the Tessera District boundaries as of June 30, 2025:

- Apple, Inc.

Between January 2019 and June 30, 2025, the Tessera District generated \$12,433,520 in sales tax proceeds for payment to Apple, Inc.

There has been no adjustment to the level of City services, including, without limitation, services for police and fire protection pursuant to any of the three (3) established TIDs. While there may have been increased sporadic service responses, which resulted from the three (3) active TIDs, the City is responsible to make available the necessary municipal services that are provided to all areas within the City's boundaries. The City is unable to attribute any financial impacts related to the provision of local governmental services to Cabela's, the Freight House District, or Tessera TIDs.

Should you have any questions regarding this annual report, please contact me at (775) 334-3831 or via email at vanburenv@reno.gov.

Sincerely,



Vicki VanBuren
Finance Director