



C I T Y O F  
**RENO**  
Memorandum

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**DATE:** April 16, 2025

**TO:** Chair and Members of the Redevelopment Agency Board

**THROUGH:** Jackie Bryant, Executive Director

**FROM:** Ashley Turney, Assistant City Manager  
Bryan McArdle, Revitalization Manager

**DEPT:** Redevelopment Agency

**SUBJECT:** Grand Sierra Resort Expansion Tax Increment Request – Phase 1: RAAB  
Recommendation and Upcoming RDA Board Action

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This memo provides an update on Phase 1 of the Grand Sierra Resort (GSR) Expansion Project's request for tax increment financing assistance, outlines the upcoming Redevelopment Agency Advisory Board (RAAB) review, and previews the action scheduled for consideration by the Redevelopment Agency Board on May 7, 2025.

**Project Overview**

Phase 1 of the Grand Sierra Resort's planned expansion includes:

- A new 10,000-seat indoor arena designed to host professional sports, concerts, and major events
- 2,400 space parking structure
- 50,000 square foot community ice facility
- 24,300 square foot additional retail
- High-tech aqua golf driving range
- Other site and infrastructure improvements to support access, safety, and connectivity

The project is located within Redevelopment Area 2 and is seeking Tax Increment Financing (TIF) assistance through the City's Redevelopment Agency Participation Program. This public-private partnership model allows reimbursement of a portion of the property tax increment generated by the project for eligible improvements after the project components are completed. Note, the property taxes must be assessed, paid, and received by the City of Reno before reimbursed to the GSR under this program.

### **RAAB Review – April 21, 2025**

The RAAB will meet on Monday, April 21 at 10:30 AM to review the financial gap analysis and proposed, negotiated deal terms for Phase 1. The agenda has been posted, and RAAB members will receive the full staff report and supporting documents by Friday, April 18.

The RAAB will receive a presentation of the financial gap analysis conducted by Hunden Partners outlining the project's feasibility and the rationale for public participation and review the proposed, negotiated deal terms to be included in a Participation Agreement. The RAAB will make recommendations regarding the proposed, negotiated deal terms and the project's participation in the Redevelopment Agency Participation Program for Catalytic Project Assistance.

### **Redevelopment Agency Board Consideration – May 7, 2025**

Following RAAB's recommendation, the item will come before the Redevelopment Agency Board on Wednesday, May 7 for formal consideration. The Redevelopment Agency Board will receive a full presentation of the Hunden Partners Gap Analysis and review the proposed, negotiated deal terms to be included in a Participation Agreement if approved by the Redevelopment Agency Board.

The Board will review the RAAB's recommendations and decide whether to approve, deny, or amend the proposed, negotiated deal terms and authorize execution of the participation agreement with Grand Sierra Resort applicant Meruelo Gaming.

### **Structure of Participation Agreement**

If the Redevelopment Agency Board approves the proposed, negotiated deal terms to be included in a Participation Agreement, the Participation Agreement will include a promissory note issued by the Redevelopment Agency. This note will authorize annual reimbursements to GSR of the negotiated amount of the new property tax increment generated by the completed development.

Key points to note:

- Reimbursements are performance-based and will only be issued after the private improvements are completed, property tax revenue is generated, property tax is paid, and property tax is received by the City of Reno.
- The reimbursement is limited to eligible improvement as defined in the agreement.
- No City of Reno or Redevelopment Agency funds are committed upfront.
- This is not a loan, obligation, or debt of the City of Reno or the Redevelopment Agency.

- There is no impact to existing public services or tax dollars—reimbursements come only from new increment that would not exist without the project.