



CITY MANAGER'S OFFICE

MEMORANDUM

DATE: 12/27/22
TO: Mayor and City Council
THROUGH: Doug Thornley, City Manager Approved Electronically
FROM: Bryan McArdle, Revitalization Manager
SUBJECT: 0 Riverside Dr. - RFP released for the Development of City Owned Property

The City of Reno has issued a request for proposals from Developers to partner with the City of Reno on the economic development of a city-owned parcel located at 0 Riverside Drive located west of the western terminus of Riverside Drive, Reno, Washoe County, Nevada. In order to achieve the desired objectives, the City will offer the Subject Site through a sale or long term ground lease to the selected Developer for a “fair market value”, which considers the community, economic, and social benefits of the planned development.

This Request for Proposal is designed to give all who may be interested and qualified an opportunity to suggest an economic development program or project that are both physically and financially feasible while meeting the City’s goals. Dependent upon the submissions, the City could directly enter into a Development/Sale or Lease Agreement with a selected Respondent based on City Council approval with the possibility that title to the property would revert to the City if the project is not built within a specified time period.

Proposals are due March 9, 2023. At that time a review and selection committee will present recommended proposals to the Reno City Council who may, by motion, instruct staff to prepare a draft development/sale or lease agreement, reject the recommendation, or suggest different terms. The City reserves the right to conclude the selection process if it finds that none of the packages meet the City’s expectations or Council desires to explore other opportunities for the site. The City is in the process of acquiring two (2) separate property appraisals, which will be presented to the City Council with the proposals.

Timeline:

[Click this link to download the Development of City-Owned Property 0 Riverside Drive RFP.](#)

Pre-Proposal Conference (Optional): January 26, 2023 at 10am virtually at (<https://meet.google.com/rtu-kzii-ret>). Otherwise, to join by phone, dial +1 910-779-4540 and enter this PIN: 646 582 352#

Deadline for submitting RFP Questions: February 16, 2023 via the [online portal](#) under the Questions Tab.

Submittal Due Date: March 9, 2023 at 3:00pm PST via the [online portal](#).

Property Information:

APN: 010-590-01 and 02, 010-591-01 and 02, 010-592-01 to 06, 010-593-01 to 06, 010-594-01 to 06, 010-595-01 to 06, 010-601-01 to 06, 010-602-01 to 04, 010-603-01 to 04 and 010-604-01

Zoning: MF-30

Acreage: 1.388

Redevelopment Area: No

Opportunity Zone: No

Council Actions

08/24/16 – Council approved and authorized the staff to expend funds to undertake an appraisal on the property as a possible precursor to selling the property.

09/12/18 – Staff presented with a list of City/RDA owned properties which could be transferred to the Community Foundation's Community Land Trust. No action was provided on these parcels.

12/11/19 – Council approved disposition of the property by public auction.

7/20/22 – Council approved paying the delinquent property taxes of approximately \$105,000 in exchange for removal of the open space deed restriction and directed staff to pursue an RFI process with an option for auction if no selection is made.