

# RENO/SPARKS CONVENTION & VISITORS AUTHORITY

# **Reno-Sparks Convention & Visitors Authority**

## **Debt Management Policy Fiscal Year 2022**

**Prepared June 2021**



**JNA Consulting Group, LLC**  
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## **EXECUTIVE SUMMARY**

This Debt Management Policy was created to fulfill the requirements of NRS 350.13. The Reno-Sparks Convention & Visitors Authority (the “Authority” or “RSCVA”) is generally limited in the bonds it can issue by its statutory debt limit and the amount of revenue available to pay debt service on bonds. This policy discusses the outstanding and proposed debt of the Authority, its ability to afford such debt and other items relating to the issuance of bonds by the Authority.

As of June 30, 2021, the Authority has \$65,760,000 of general obligation revenue supported debt outstanding. The Authority’s debt is paid from room tax and convention, recreation, and facility revenues received by the Authority. The Authority currently has no authorization to issue additional bonds. The Authority presently has approximately \$533,155,896 of statutory debt capacity available.

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## **Affordability of Existing, Authorized and Proposed General Obligation Debt**

*NRS 350.013 1.(c)(1) A discussion of its ability to afford existing general obligation debt, authorized future general obligation debt and proposed future general obligation debt.*

*NRS 350.013 1.(c)(6) A discussion of its sources of money projected to be available to pay existing general obligation debt, authorized future general obligation debt and proposed future general obligation debt.*

## **General Obligation Bond Indebtedness**

The Authority's general obligation bonds are issued pursuant to NRS 244A.597 through 244A.655 and NRS 350.500 through 350.720 and are issued by Washoe County (the "County") on behalf of and in the name of the Authority. The Authority's general obligation bonds constitute direct and general obligations of the County and the full faith and credit of the County is pledged to the payment of principal and interest, subject to Nevada constitutional and statutory limitations on the aggregate amount of property taxes.

The general obligation bonds are payable by the County from any source legally available at the times such payments are due including the General Fund of the County. In the event, however, that such legally available sources of funds (including net pledged revenues) are insufficient, the County is obligated to levy a general (property) tax on all taxable property within the County for payment of the general obligation bonds, subject to the limitations provided in the constitution and statutes of the State of Nevada (the "State").

In any year in which the total property taxes levied within the County by all applicable taxing units (e.g., the State, the County, the school district, any city, or any special district) exceed such property tax limitations, the reduction to be made by those units must be in property taxes levied for purposes other than the payment of their bonded indebtedness, including interest on such indebtedness.

Nevada statutes provide that no act concerning the Authority's bonds, or their security may be repealed, amended, or modified in such a manner as to impair adversely the bonds or their security until all of the bonds have been discharged in full or provision for their payment and reception has been fully made.

## **General Obligation Bonds**

The Authority currently has no outstanding general obligation debt paid by the levy of a specific property tax. Principal and interest on the Authority's debt are payable from the various pledged revenues of the Authority. There is no impact on the property tax rate so long as net pledged revenues are sufficient to pay debt service.

**Outstanding, Authorized, and Proposed General Obligation Debt**

As of June 30, 2021, the Authority has \$65,760,000 of general obligation debt outstanding. The Authority does not currently have any unissued authorization and does not expect to issue any additional debt this fiscal year. However, the Authority reserves the privilege of issuing bonds or other securities at any time legal requirements are satisfied.

The following table lists the outstanding general obligation bonds and other debt of the Authority.

**Outstanding General Obligation Debt**  
June 30, 2021

<b>Issue</b>	<b>Issue Date</b>	<b>Maturity Date</b>	<b>Amount Issued</b>	<b>Amount Outstanding</b>
<u>GENERAL OBLIGATION REVENUE SUPPORTED BONDS</u>				
Conv. Ctr. Refunding, Series 2021A	04/06/2021	07/01/32	65,760,000	<u>65,760,000</u>
<b>TOTAL GENERAL OBLIGATION REVENUE SUPPORTED DEBT</b>				<b>\$65,760,000</b>

SOURCE: RSCVA

The following sections demonstrate the ability of the Authority to make principal and interest payments on the outstanding bonds.

**General Obligation Bonds Supported by Pledged State Revenues and Facilities Pledged Revenues**

General Obligation Bonds Supported by Pledged State Revenues and Facilities Pledged Revenues (the "Convention Center Bonds") are additionally secured by a pledge of the Pledged Revenues of the Authority, which consist of the Pledged State Revenues and the Facilities Pledged Revenues. Pledged State Revenues include the proceeds of a 2 percent license tax imposed upon the rental of transient lodging within the County.

The following tables list the outstanding Convention Center Bonds.

**General Obligation Indebtedness Supported by  
State Pledged Revenues and Facilities Pledged Revenues**  
Reno-Sparks Convention & Visitors Authority  
June 30, 2021

<b>Issue</b>	<b>Issue Date</b>	<b>Maturity Date</b>	<b>Amount Issued</b>	<b>Amount Outstanding</b>
Conv. Ctr. Refunding Bonds, Series 2021A	04/06/21	07/01/32	65,760,000	<u>65,760,000</u>
			<b>TOTAL</b>	<b>\$65,760,000</b>

SOURCE: RSCVA



The following table illustrates the debt service to maturity on the Authority's Refunding Bonds.

**Facilities and Convention Center Refunding Bonds 2021A**  
**Outstanding Debt Service**  
June 30, 2021

<b>Fiscal Year Ending June 30</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2022	0	2,397,256	2,397,256
2023	4,950,000	3,132,900	8,082,900
2024	5,200,000	2,879,150	8,079,150
2025	5,470,000	2,612,400	8,082,400
2026	5,750,000	2,331,900	8,081,900
2027	6,045,000	2,037,025	8,082,025
2028	6,355,000	1,727,025	8,082,025
2029	6,680,000	1,401,150	8,081,150
2030	7,025,000	1,058,525	8,083,525
2031	7,385,000	698,275	8,083,275
2032	7,765,000	319,525	8,084,525
2033	<u>3,135,000</u>	<u>62,700</u>	<u>3,197,700</u>
TOTAL	\$65,760,000	\$20,657,831	\$86,417,831

SOURCE: RSCVA

The following table presents the Authority's pledged revenues and demonstrates the Authority's ability to repay its Convention Center Bonds.

**Pledged Revenues and Debt Service Coverage**  
Reno-Sparks Convention & Visitors Authority

<b>Fiscal Year</b>	<b>2020 Audited</b>	<b>2021 Estimated</b>	<b>2022 Budgeted</b>
Net General Room License Taxes <sup>1</sup>	\$19,070,858	\$18,738,706	\$20,995,935
Convention Center Taxes <sup>2</sup>	6,356,953	6,246,234	6,998,645
Other Income <sup>3</sup>	<u>5,654,677</u>	<u>2,491,829</u>	<u>6,051,858</u>
Subtotal	\$31,082,488	\$27,476,769	\$34,046,438
Less: Operating & Maintenance Expenses <sup>4</sup>	<u>(15,061,126)</u>	<u>(9,615,600)</u>	<u>(11,782,380)</u>
Net Pledged Revenues	\$16,021,362	\$17,861,169	\$22,264,058
Max. Comb. Debt Service on Pledged Rev. Bonds	\$9,391,099	\$8,781,196	\$2,397,256
Coverage <sup>5, 6</sup>	1.71	2.03	9.29

<sup>1</sup> Pledged Room License Taxes levied at a rate of 6%, net of Collection Allowance. Does not include other Room Taxes collected by the Authority.

<sup>2</sup> Proceeds of 2% Convention Center (State License) Tax.

<sup>3</sup> Includes RSCC, RSLEC, REC, special events, golf course, and interest revenues.

<sup>4</sup> Includes General Government Expenditures, Community Support-Facilities Operations Expenditures (excluding National Bowling Stadium/Reno Events Center), and certain community support-convention and tourism promotion expenditures. Community support-convention and tourism promotion expenditures relating to promotion and advertising have been excluded.

<sup>5</sup> Net pledged revenues divided by combined maximum annual debt service on pledged revenue bonds.

<sup>6</sup> The Convention Center Bonds may be paid from any legally available resource of the Authority. The Authority expects that pledged revenues and legally available funds will be sufficient to pay debt service on the Convention Center Bonds.

Source: RSCVA

### General Obligation Debt Limit

*NRS 350.013 1.(c)(2) A discussion of its capacity to incur authorized and proposed future general obligation debt without exceeding the applicable debt limit.*

State statutes limit the amount of indebtedness for recreational purposes which may be incurred by the County on behalf of the Authority to no more than three percent of the County's total reported assessed valuation. Based on the County's assessed valuation for fiscal year 2021 (including the assessed valuation of the Reno Redevelopment Agencies and the Sparks Redevelopment Agencies), the Authority's available statutory debt capacity is approximately \$533,155,896.

#### General Obligation Debt Limit Based on Fiscal Year 2021 Assessed Value

Washoe County Assessed Value	\$19,346,366,369
Reno Redevelopment Agencies Assessed Value	321,499,735
Sparks Redevelopment Agencies Assessed Value	<u>295,997,102</u>
Total Assessed Value	\$19,963,863,206
General Obligation Debt Limit (3%)	598,915,896
Outstanding G.O. Debt	<u>65,760,000</u>
Available General Obligation Debt Limit	<u>\$533,155,896</u>

SOURCE: Nevada Department of Taxation; RSCVA; compiled by JNA Consulting Group, LLC

Other factors also limit the amount of debt the Authority can issue. These factors include, but are not limited to, available revenues, bond market conditions, and the type of project to be funded.

### General Obligation Debt Comparisons

*NRS 350.013 1.(c)(3) A discussion of its general obligation debt that is payable from property taxes per capita as compared with such debt of other municipalities in this state.*

*NRS 350.013 1.(c)(4) A discussion of its general obligation debt that is payable from property taxes as a percentage of assessed valuation of all taxable property within the boundaries of the municipality.*

The Authority currently does not have any outstanding bonds being paid directly from property tax.

## **Method of Sale**

*NRS 350.013 1.(c)(5) Policy regarding the manner in which the municipality expects to sell its debt.*

Bonds can generally be sold at a competitive sale, negotiated sale, or be privately placed.

**Competitive Sale** - Offering documents are sent to any firm interested in purchasing the bonds. A day and time are chosen for the sale and bonds are awarded to the firm offering the lowest true interest cost on the bonds (the "TIC"). The TIC is the discount rate which results in a present value of the future debt service payments equal to amount bid for the bonds.

**Negotiated Sale** - One firm, or group of firms, is chosen in advance to offer the bonds for sale. At the time of sale, interest rates and other terms of the bonds are negotiated with the Underwriter.

**Private Placement** - A purchaser, usually an individual or bank, is identified and the bonds are placed directly. Interest rates and other terms of the bonds are negotiated with the purchaser.

NRS 350 generally requires bonds issued by the Authority to be sold at competitive sale. For most Authority general obligation bonds, a competitive sale will usually result in the lowest TIC on the bonds. There are certain circumstances under which the Authority would consider a negotiated sale or private placements. Such circumstances include, but are not limited to:

- 1) Bonds issued with a variable rate of interest
- 2) Bonds rated below A- or not rated
- 3) Very small or very large bond issues
- 4) Unstable or highly volatile markets
- 5) Bonds with unusual security or structure

The Authority will follow the requirements of NRS 350.155 in choosing a method of sale for its bonds. If the Authority determines that a negotiated sale is warranted for a general obligation bond or a bond secured by an excise tax, it will distribute a request for proposal to underwriting firms. The selection of an underwriter(s) will be based on a determination of the firm that demonstrates its ability to obtain the overall best interest rate for the Authority. Consideration in making this determination will be given to the firm's experience with similar financings, proposed compensation structure and marketing plan.

## **Operational Costs of Future Capital Projects**

*NRS 350.013 1.(c)(7) A discussion of its operational costs and revenue sources, for the ensuing 5 fiscal years, associated with each project included in its plan for capital improvement submitted pursuant to paragraph (d) if those costs and revenues are expected to affect the property tax rate.*

The Authority has prepared a Capital Improvement Plan, which is attached as Appendix B. As noted in Appendix B, some projects will have an impact on the Authority's general operating funds. Operational costs are funded with revenues of the Authority and will not affect the property tax rate.

## **Capital Improvement Plan**

*NRS 350.013 1.(d) Either:*

*(1) Its plan for capital improvement for the ensuing 5 fiscal years, which must include any contemplated issuance of general obligation debt during this period and the sources of money projected to be available to pay the debt; or*

*(2) A statement indicating that no changes are contemplated in its plan for capital improvement for the ensuing 5 fiscal years.*

See Appendix B.

## **Chief Financial Officer of the Authority**

*NRS 350.013 1.(e) A statement containing the name, title, mailing address and telephone number of the chief financial officer of the municipality.*

The chief financial officer for Reno-Sparks Convention & Visitors Authority is:

Courtney Jaeger  
Vice President of Finance  
Reno-Sparks Convention & Visitors Authority  
P.O. Box 837  
Reno, Nevada 89504-0837  
775-827-7626

**APPENDIX A**  
**DEBT SERVICE SCHEDULES**

## Convention Center Refunding Bonds Series 2021A

<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Interest Payment</i>	<i>Total Debt Service</i>	<i>Fiscal Year Debt Service</i>
01/01/2022		2,397,256.25	2,397,256.25	2,397,256.25
07/01/2022	4,950,000.00	1,628,325.00	6,578,325.00	
01/01/2023		1,504,575.00	1,504,575.00	8,082,900.00
07/01/2023	5,200,000.00	1,504,575.00	6,704,575.00	
01/01/2024		1,374,575.00	1,374,575.00	8,079,150.00
07/01/2024	5,470,000.00	1,374,575.00	6,844,575.00	
01/01/2025		1,237,825.00	1,237,825.00	8,082,400.00
07/01/2025	5,750,000.00	1,237,825.00	6,987,825.00	
01/01/2026		1,094,075.00	1,094,075.00	8,081,900.00
07/01/2026	6,045,000.00	1,094,075.00	7,139,075.00	
01/01/2027		942,950.00	942,950.00	8,082,025.00
07/01/2027	6,355,000.00	942,950.00	7,297,950.00	
01/01/2028		784,075.00	784,075.00	8,082,025.00
07/01/2028	6,680,000.00	784,075.00	7,464,075.00	
01/01/2029		617,075.00	617,075.00	8,081,150.00
07/01/2029	7,025,000.00	617,075.00	7,642,075.00	
01/01/2030		441,450.00	441,450.00	8,083,525.00
07/01/2030	7,385,000.00	441,450.00	7,826,450.00	
01/01/2031		256,825.00	256,825.00	8,083,275.00
07/01/2031	7,765,000.00	256,825.00	8,021,825.00	
01/01/2032		62,700.00	62,700.00	8,084,525.00
07/01/2032	3,135,000.00	62,700.00	3,197,700.00	3,197,700.00
	<b>65,760,000.00</b>	<b>20,657,831.25</b>	<b>86,417,831.25</b>	

**APPENDIX B**

**FIVE-YEAR CAPITAL IMPROVEMENT  
PLAN**



**FIVE YEAR CAPITAL IMPROVEMENT PLAN**  
**(Per NRS 354.5945)**



<b>Minimum level of expenditure for items classified as capital assets</b>		\$	<b>5,000</b>	<b>ENTITY: Reno-Sparks Convention &amp; Visitors Authority</b>		
<b>Minimum level of expenditure for items classified as capital projects</b>		\$	<b>50,000</b>	<b>DATE: 07/20/2021</b>		
		FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
<b>Fund:</b>	Capital Projects Fund					
<b>Capital Improvement:</b>	RSCC	564,000	1,000,000	1,500,000	2,500,000	2,750,000
	RSLEC	1,245,000	1,500,000	1,000,000	1,025,000	1,025,000
<b>Funding Source:</b>	Room Tax, Rents/Royalties, Chgs for Svcs, Misc					
<b>Completion Date:</b>	06-30-XXXX (end of each fiscal year)					
<b>Fund Total</b>		\$ 1,809,000	\$ 2,500,000	\$ 2,500,000	\$ 3,525,000	\$ 3,775,000
<b>Fund Total</b>		\$ -	\$ -	\$ -	\$ -	\$ -
<b>GRAND TOTALS</b>		\$ 1,809,000	\$ 2,500,000	\$ 2,500,000	\$ 3,525,000	\$ 3,775,000

**List of Funding Sources:**

Property Tax - Gen. Revenues  
 Charges for Services  
 Debt  
 Grants  
**Other** ( Please Describe)

Revised 6/3/2021

**INDEBTEDNESS REPORT**

**DEBT MANAGEMENT COMMISSION ACT (NRS 350.013)**

1. Has your local government issued any new General Obligation Bond issues since **July 1, 2020?** Yes ( ☒ ) No ( ☐ )  
If so, amount: \$65,760,000 Date: 04/06/2021  
\$                      Date:        /        /
2. Has your local government approved any new Medium-Term Obligation issues since **July 1, 2020?** Yes ( ☐ ) No ( ☒ )  
If so, amount: \$                      Date:        /        /
3. Has your local government updated its debt management policy? (Per NRS 350.013) Yes ( ☒ ) No ( ☐ ) N/A ( ☐ )  
**(Submit updated policy with Indebtedness Report.)** If Yes, submit updated policy with Indebtedness Report or prepare a statement discussing the following areas:
  - A. Discuss the ability of your entity to afford existing and future general obligation debt.
  - B. Discuss your entity's capacity to incur future general obligation debt without exceeding the applicable debt limit.
  - C. Discuss the general obligation debt per capita of your entity as compared with the average for such debt of local governments in Nevada.
  - D. Discuss general obligation debt of your entity as a percentage of **assessed valuation** of all taxable property within the boundaries of your entity. **(REDBOOK FY 2020-2021)**
  - E. Present a policy statement regarding the manner in which your entity expects to sell its debt.
  - F. Discuss the sources of money projected to be available to pay existing and future general obligation debt.
  - G. Discuss the operating costs and revenue sources with each project.
4. Has your local government updated its five-year capital improvement plan? Yes ( ☒ ) No ( ☐ )  
**(Required pursuant to NRS 350.013, 354.5945 & NRS 354.5947)**

Submitted By: Courtney Jaeger (prepared by JNA Consulting Group, LLC)  
(signature)

Entity: Reno-Sparks Convention and Visitors Authority

**SCHEDULE OF INDEBTEDNESS AS OF JUNE 30, 2021**

**CHECK HERE IF YOUR ENTITY HAS NO OUTSTANDING DEBT**

**GENERAL OBLIGATION BONDS**

1. General obligation	
2. General obligation/revenue	\$65,760,000
3. General obligation special assessment	
Total general obligation bonded debt	\$65,760,000

**MEDIUM-TERM FINANCING**

1. General obligation bonds	\$0
2. Negotiable notes or bonds	
3. Capital lease purchases	
Total medium-term obligation debt	\$0

**REVENUE BONDS**

\$0

**OTHER DEBT**

1. Capital lease purchases - MTO not required or prior to law change
2. Mortgages
3. Warrants
4. Special assessment
5. Other (specify)
6. Other (specify)

Total other debt \$0

**TOTAL INDEBTEDNESS**

**\$65,760,000**

Authorized but unissued general obligation bonds \$0.00

Note: Please explain and provide documentation for any differences between the amounts reported on this **schedule** and those reported on **Schedule C-1** of your **Final Fiscal Year 2021-2022 budget**.

Entity: Reno-Sparks Convention and Visitors Authority

**SCHEDULE OF FIVE YEAR DEBT SERVICE REQUIREMENTS AS OF JUNE 30, 2021**

List for the next five years the total dollar requirement for principal and interest broken down for each type of indebtedness the entity currently has outstanding.

	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>	<u>2025-2026</u>
G/O Bonds					
G/O Revenue	\$2,397,256	\$8,082,900	\$8,079,150	\$8,082,400	\$8,081,900
G/O Special Assessment					
Medium-term Financing					
G/O Bonds					
Notes/Bonds					
Leases/Purchases					
Revenue Bonds					
Other Lease Purchases					
Mortgages					
Warrants					
Special Assessments					
Other Debt					
<b>TOTAL</b>	<b>\$2,397,256</b>	<b>\$8,082,900</b>	<b>\$8,079,150</b>	<b>\$8,082,400</b>	<b>\$8,081,900</b>

**SCHEDULE OF DEBT REPAYMENT AS OF JUNE 30, 2021**

The repayment schedules should start with the payment of principal and interest due **after June 30, 2021** and continue until any particular issue is retired.

**Facilities and Convention Center  
Refunding Bonds Series 2021A  
Outstanding Debt Service**

**Convention Center Refunding Bonds Series 2021A**

<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Interest Payment</i>	<i>Total Debt Service</i>	<i>Fiscal Year Debt Service</i>
01/01/2022		2,397,256.25	2,397,256.25	2,397,256.25
07/01/2022	4,950,000.00	1,628,325.00	6,578,325.00	
01/01/2023		1,504,575.00	1,504,575.00	8,082,900.00
07/01/2023	5,200,000.00	1,504,575.00	6,704,575.00	
01/01/2024		1,374,575.00	1,374,575.00	8,079,150.00
07/01/2024	5,470,000.00	1,374,575.00	6,844,575.00	
01/01/2025		1,237,825.00	1,237,825.00	8,082,400.00
07/01/2025	5,750,000.00	1,237,825.00	6,987,825.00	
01/01/2026		1,094,075.00	1,094,075.00	8,081,900.00
07/01/2026	6,045,000.00	1,094,075.00	7,139,075.00	
01/01/2027		942,950.00	942,950.00	8,082,025.00
07/01/2027	6,355,000.00	942,950.00	7,297,950.00	
01/01/2028		784,075.00	784,075.00	8,082,025.00
07/01/2028	6,680,000.00	784,075.00	7,464,075.00	
01/01/2029		617,075.00	617,075.00	8,081,150.00
07/01/2029	7,025,000.00	617,075.00	7,642,075.00	
01/01/2030		441,450.00	441,450.00	8,083,525.00
07/01/2030	7,385,000.00	441,450.00	7,826,450.00	
01/01/2031		256,825.00	256,825.00	8,083,275.00
07/01/2031	7,765,000.00	256,825.00	8,021,825.00	
01/01/2032		62,700.00	62,700.00	8,084,525.00
07/01/2032	3,135,000.00	62,700.00	3,197,700.00	3,197,700.00
	<b>65,760,000.00</b>	<b>20,657,831.25</b>	<b>86,417,831.25</b>	

Entity: Reno-Sparks Convention and Visitors Authority

(1) CONTEMPLATED GENERAL OBLIGATION DEBT PURPOSE	(2) TYPE	(3) AMOUNT	(4) TERM	(5) FINAL PYMT DATE	(6) INTEREST RATE
NONE					

SPECIAL ELECTIVE TAX PURPOSE	TYPE	RATE	ELECTION DATE	EXPIRATION DATE	IMPLEMENTATION DATE
NONE					