



# Community Development Department

108 E. Proctor Street  
Carson City, Nevada 89701  
(775) 887-2180 – Hearing Impaired: 711

Nevada Department of Taxation  
1550 College Parkway, Suite 115  
Carson City, NV 89706-7921

Carson City Redevelopment Authority herewith submits the ~~(TENTATIVE)~~ (FINAL) budget for the fiscal year ending June 30, 2021

This budget contains 1 funds, including Debt Service, requiring property tax revenues totaling \$ 2,321,195

The property tax rates computed herein are based on preliminary data. If the final state computed revenue limitation permits, the tax rate will be increased by an amount not to exceed 1 If the final computation requires, the tax rate will be lowered.

This budget contains 3 governmental fund types with estimated expenditures of \$ 2,775,833 and 0 proprietary funds with estimated expenses of \$ 0

Copies of this budget have been filed for public record and inspection in the offices enumerated in NRS 354.596 (Local Government Budget and Finance Act).

## CERTIFICATION

I Sheri Russell  
(Printed Name)  
Chief Financial Officer  
(Title)

certify that all applicable funds and financial operations of this Local Government are listed herein

Signed 

Dated: 5/13/20

## APPROVED BY THE GOVERNING BOARD

Chair Lori Bagwell  
Member Brad Bonkowski  
Vice Chair Stacy Giomi  
Member John Barrette  
Member Robert Crowell

Lori Bagwell  
Lori Bagwell, Chair

## SCHEDULED PUBLIC HEARING:

Date and Time May 21, 2020, 8:00 am

Publication Date May 13, 2020

Place: Carson City Community Center, 851 E. William Street, Sierra Room, Carson City, Nevada



# NEVADA APPEAL

580 Mallory Way, Carson City, NV 89701  
P.O. Box 1888 Carson City, NV 89702  
(775) 881-1201 FAX: (775) 887-2408

**Customer Account #:** 1065266

**Legal Account**

CARSON CITY FINANCE DEPARTMENT,  
201 N. CARSON STREET STE:#3  
CARSON CITY, NV 89701  
Attn: Sheri Russell

**Jody Mudgett says:**

That (s)he is a legal clerk of the  
**Nevada Appeal,**  
a newspaper published Wednesday and Saturday  
at Carson City, in the State of Nevada.

**Copy Line**

Tentative Budget

**PO#:**

**Ad #:** 0000580534-01

of which a copy is hereto attached, was published  
in said newspaper for the full required period of  
1 time(s) commencing on **05/13/2020**,  
and ending on ~~05/13/2020~~ all days inclusive.



Signed: \_\_\_\_\_  
Date: 05/13/2020 State of Nevada, Carson City

**This is an Original Electronic Affidavit.**

**Price:** \$ 66.16

**Proof and Statement of Publication**

**Ad #:** 0000580534-01

## PUBLIC NOTICE

PURSUANT TO N.R.S. 354.596, A PUBLIC HEARING CONCERNING THE TENTATIVE BUDGET FOR FY 2020-21 FOR THE CARSON CITY LOCAL GOVERNMENT INCLUDING CARSON CITY AND CARSON CITY REDEVELOPMENT AUTHORITY WILL BE HELD AS FOLLOWS:

DAY: THURSDAY  
DATE: MAY 21, 2020  
TIME: 8:30 A.M.  
PLACE: CARSON CITY COMMUNITY CENTER  
851 E. WILLIAMS STREET  
CARSON CITY, NEVADA

COPIES OF THE TENTATIVE BUDGET WHICH IS PREPARED IN SUCH DETAIL AND ON APPROPRIATE FORMS AS PRESCRIBED BY THE DEPARTMENT OF TAXATION ARE ON FILE AND AVAILABLE FOR PUBLIC INSPECTION AT THE FINANCE DEPARTMENT, 201 N. CARSON STREET, SUITE 3, CARSON CITY, NEVADA. ALL INTERESTED CITIZENS ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING OF THE TENTATIVE BUDGET.

**Pub:** May 13, 2020

**Ad#**0000580534

**CARSON CITY REDEVELOPMENT AUTHORITY  
BUDGET  
FY 2020-21  
INDEX**

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# Community Development Department

108 E. Proctor Street  
Carson City, Nevada 89701  
(775) 887-2180 – Hearing Impaired: 711

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Date: May 8, 2020  
To: Redevelopment Authority and Citizens of Carson City  
From: Lee Plemel, Community Development Director

Attached is the Carson City Redevelopment Authority Tentative Budget for Fiscal Year 2021. This budget is presented in accordance with NRS 354. This budget is fiscally sound, and all funds are balanced. It includes fund balances that are set aside to provide for future financing and cash flow requirements. The FY 2021 Redevelopment Authority budget contains three governmental funds with total expenditures of \$2,775,833.

The ad valorem property tax rate has been established at \$3.1275 per \$100 of assessed valuation for FY 2021. The assessed valuation in the Redevelopment District is \$107,093,061 for FY 2021.

The Redevelopment Authority Fund is financially stable for FY 2021 and can meet its debt obligations. The Redevelopment District will continue to add new value to the ad valorem property tax base by attracting new projects, new construction and significant adaptive reuse of historic and meaningful buildings.

## **FY 2020 Current Year Achievements**

- Funded improvements to the Community Center's Bob Boldrick Theater, including replacement of the seats and sound system.
- Funded a rehabilitation of the plaza area and new signage at the front of the Children's Museum on N. Carson Street.
- Funded street closures for special events.
- Allocated funds for additional downtown sidewalk improvements, with improvements to E. Telegraph Street expected to start in FY 2020.
- Funded rehabilitation of the Aquatic Facility's pool deck.
- Funded a S. Carson Street traffic study to plan for future growth along the connecting streets in that area.
- Funded new directional and information signage at Mills Park.
- Supported special events sponsored by the Redevelopment Authority and the local business community:
  - Saturday morning Farmer's Market
  - Nevada Day events and activities
  - City Christmas Tree lighting event
  - Carson City Off-Road Mountain Bike Festival
  - Fourth of July Celebration
  - Taste of Downtown
  - Mile High Jazz Band's Carson City Music & Art Festival
  - Sierra Nevada Ballet's Twelfth Night – a Ballet Noir

#

- Wild Horse Production's Disney's Frozen, Jr.
- Pinkerton Ballet Theater's Nutcracker Ballet
- Brewery Art Center's Traditional Celtic Music Series
- Proscenium Players' 2019-2020 season of live theater
- Carson City Symphony's LatinXpressions concert series

### **FY 2021 Initiatives**

The Redevelopment Authority continues to guide the process of implementing a long-term redevelopment blueprint for the revitalization of the downtown and South Carson Street areas. The following initiatives are tentatively funded for FY 2021:

- Continue to improve streets, sidewalks and landscaping in the downtown area; underground power lines and replace gas lamps to match new improvements as sidewalks are replaced.
- Assist with beautification improvements to the South Carson Street Complete Streets project.
- Assist with FY 2020 landscape maintenance upon completion of the S. Carson Street complete streets project.
- Continue funding for the business façade improvement program to support improvements to building façades to maintain and improve property values.
- Support street closures to support special events.
- Support utility extension assistance and sidewalk upgrades for new commercial construction.
- Rehabilitate the 3<sup>rd</sup> Street public parking lot.
- Support new directional and information signage at Fuji Park.
- Support special events and arts and culture activities in the Redevelopment District that support businesses.
- Continue funding assistance for:
  - Nevada Day
  - Farmers Market
  - City Christmas Tree lighting event
- Assist with the placement of historic markers along the Kit Carson Trail historic district tour (formerly the "Blue Line").
- Implement other initiatives as directed by the Board of Supervisors.

BUDGET SUMMARY FOR: CARSON CITY REDEVELOPMENT AUTHORITY  
 SCHEDULE S-1

	GOVERNMENTAL FUND TYPES & EXPENDABLE TRUST FUNDS				
	ACTUAL PRIOR YEAR 6/30/19 (1)	EST. CURRENT YEAR 6/30/20 (2)	BUDGET YEAR 6/30/21 (3)	PROPRIETARY FUNDS BUDGET YEAR 6/30/21 (4)	TOTAL (MEMO ONLY) COLS. 3+4 (5)
REVENUES:					
Property Taxes	2,145,722	2,238,649	2,321,195	-	2,321,195
Other Taxes	-	-	-	-	-
Licenses and permits	-	-	-	-	-
Intergovernmental resources	-	-	-	-	-
Charges for services	-	-	-	-	-
Fines and forfeits	-	-	-	-	-
Miscellaneous	83,155	40,000	24,000	-	24,000
				-	
<b>TOTAL REVENUES</b>	<b>2,228,877</b>	<b>2,278,649</b>	<b>2,345,195</b>	<b>-</b>	<b>2,345,195</b>
EXPENDITURES/EXPENSES:					
General government	326,011	365,683	362,225	-	362,225
Judicial	-	-	-	-	-
Public safety	-	-	-	-	-
Public works	-	-	-	-	-
Health	-	-	-	-	-
Sanitation	-	-	-	-	-
Welfare	-	-	-	-	-
Culture and recreation	-	-	-	-	-
Community support	1,752,981	2,039,900	2,132,808	-	2,132,808
Intergovernmental expenditures	-	-	-	XXXXXXXXXXXXXX	-
Contingencies	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	-	-	-
Utility enterprises	-	-	-	-	-
Hospitals	-	-	-	-	-
Transit systems	-	-	-	-	-
Airports	-	-	-	-	-
Other enterprises	-	-	-	-	-
Debt Service: - Principal retirement	245,000	260,000	270,000	XXXXXXXXXXXXXX	270,000
Interest costs	31,000	21,200	10,800		10,800
<b>TOTAL EXPENDITURES/EXPENSES</b>	<b>2,354,992</b>	<b>2,686,783</b>	<b>2,775,833</b>	<b>-</b>	<b>2,775,833</b>
Excess of revenues over (under) Expenditures/Expenses	(126,115)	(408,134)	(430,638)	-	(430,638)

BUDGET SUMMARY FOR CARSON CITY REDEVELOPMENT AUTHORITY  
 SCHEDULE S-1 (CONT')

	GOVERNMENTAL FUND TYPES & EXPENDABLE TRUST FUNDS				
	ACTUAL PRIOR YEAR 6/30/19 (1)	EST. CURRENT YEAR 6/30/20 (2)	BUDGET YEAR 6/30/21 (3)	PROPRIETARY FUNDS BUDGET YEAR 6/30/21 (4)	TOTAL (MEMO ONLY) COLS. 3+4 (5)
OTHER FINANCING SOURCES (USES):					
Proceeds of Long-term Debt	-	-	-	XXXXXXXXXXXX	XXXXXXXXXXXX
Premium on Bond Proceeds	-	-	-	XXXXXXXXXXXX	XXXXXXXXXXXX
Payment to Refunded Bond Escrow	-	-	-	XXXXXXXXXXXX	XXXXXXXXXXXX
Transfers in	1,590,183	2,264,456	2,057,295	-	XXXXXXXXXXXX
Transfers out	(1,590,183)	(2,264,456)	(2,057,295)	-	XXXXXXXXXXXX
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	XXXXXXXXXXXX
Excess of revenues & other sources over (under) Expenditures and other uses	(126,115)	(408,134)	(430,638)	XXXXXXXXXXXX	XXXXXXXXXXXX
FUND BALANCES, JULY 1 (BEGINNING OF YEAR)	1,164,887	1,038,772	630,638	XXXXXXXXXXXX	XXXXXXXXXXXX
Prior Period Adjustments	-	-	-	XXXXXXXXXXXX	XXXXXXXXXXXX
Residual Equity Transfers	-	-	-	XXXXXXXXXXXX	XXXXXXXXXXXX
TOTAL ENDING FUND BALANCE	1,038,772	630,638	200,000	XXXXXXXXXXXX	XXXXXXXXXXXX

FULL TIME EQUIVALENT EMPLOYEES BY FUNCTION

	ACTUAL PRIOR YEAR ENDING 6/30/19	ESTIMATED CURRENT YEAR ENDING 6/30/20	BUDGET YEAR ENDING 6/30/21
General Government	2.02	2.02	2.02
Public Safety			
Judicial			
Public Works			
Sanitation			
Health			
Welfare			
Culture and Recreation			
Community Support			
<b>TOTAL GENERAL GOVERNMENT</b>	<b>2.02</b>	<b>2.02</b>	<b>2.02</b>
Utilities			
Hospitals			
Transit Systems			
Airports			
Other			
<b>TOTAL</b>	<b>2.02</b>	<b>2.02</b>	<b>2.02</b>

POPULATION (AS OF JULY 1)	55,438	56,057	56,748
Source*	Dept. of Taxation	Dept. of Taxation	Dept. of Taxation
Assessed Valuation excluding Net Proceeds of Mines (See attached explanation)	88,008,131	101,075,131	107,093,061
Net Proceeds of Mines			
Total Assessed Value	88,008,131	101,075,131	107,093,061
TAX RATE			
General fund	3.1245	3.1275	3.1275
Special Revenue funds			
Capital Projects funds			
Debt Service fund			
Enterprise funds			
Other			
<b>TOTAL TAX RATE</b>	<b>3.1245</b>	<b>3.1275</b>	<b>3.1275</b>

CARSON CITY REDEVELOPMENT AUTHORITY  
(Local Government)

SCHEDULE S-2 - STATISTICAL DATA

\* Use the population certified by the state in March each year. Small districts may use a number developed per the instructions (page 6) or the best information available.

PROPERTY TAX RATE AND REVENUE RECONCILIATION

Fiscal Year 2020-2021

	(1)	(2)	(3)	(4)	(5)	(6)	(7)
	ALLOWED TAX RATE	ASSESSED VALUATION	ALLOWED AD VALOREM REVENUE [(1) X (2)/100]	TAX RATE LEVIED	TOTAL AD VALOREM REVENUE WITH NO CAP [(2) X (4)/100]	AD VALOREM TAX ABATEMENT	BUDGETED AD VALOREM REVENUE WITH CAP
OPERATING RATE:							
A. PROPERTY TAX Subject to Revenue Limitations	3.1275	107,093,061	3,349,335	3.1275	3,349,335	(1,028,140)	2,321,195
B. PROPERTY TAX Outside Rev Limitation Net Proceeds of Mines	Same as above	0	0	Same as above	0		0
VOTER APPROVED:							
C. Voter Approved Overrides			0		0		0
LEGISLATIVE OVERRIDES							
D. Accident Indigent (NRS 428.185)		"	0		0		0
E. Medical Indigent (NRS 428.285)		"	0		0		0
F. Capital Acquisition (NRS 354.59815)		"	0		0		0
G. Youth Services Levy (NRS 62.327)		"	0		0		0
H. Legislative Overrides		"					
I. SCCRT Loss		"					
J. Other:		"					
K. Other:		"					
L. SUBTOTAL LEGISLATIVE OVERRIDES	0.0000	XXXXXXXXXX	0	0.0000	0	0	0
M. SUBTOTAL A,B,C,L	3.1275	XXXXXXXXXX	3,349,335	3.1275	3,349,335	(1,028,140)	2,321,195
N. Debt		XXXXXXXXXX	0		0		0
O. TOTAL M AND N	3.1275	XXXXXXXXXX	3,349,335	3.1275	3,349,335	(1,028,140)	2,321,195







<b><u>REVENUES</u></b>	ACTUAL PRIOR YEAR ENDING 6/30/19	ESTIMATED CURRENT YEAR ENDING 6/30/20	BUDGET YEAR ENDING 6/30/21	
			TENTATIVE APPROVED	FINAL APPROVED
MISCELLANEOUS				
Interest Earnings	4,720	2,500	1,500	1,500
Other	7,625	7,500	7,500	7,500
SUBTOTAL	12,345	10,000	9,000	9,000
OTHER FINANCING SOURCES				
TRANSFERS IN (Sched T)				
Tax Increment Fund	292,158	314,036	365,505	363,125
SUBTOTAL	292,158	314,036	365,505	363,125
SUBTOTAL, REVENUE ALL SOURCES	304,503	324,036	374,505	372,125
BEGINNING FUND BALANCE	73,055	51,547	10,000	10,000
Prior Period Adjustment	-	-	-	-
Residual Equity Transfer	-	-	-	-
TOTAL BEGINNING FUND BALANCE	73,055	51,547	10,000	10,000
TOTAL RESOURCES	377,558	375,583	384,505	382,125
<b><u>EXPENDITURES</u></b>				
GENERAL GOVERNMENT				
OTHER				
Salaries & Wages	126,772	132,750	138,738	138,738
Employee Benefits	50,748	52,117	56,225	53,845
Services & Supplies	148,491	180,716	169,542	169,542
Capital Outlay	-	-	-	-
SUBTOTAL	326,011	365,583	364,505	362,125
OTHER USES				
Transfers Out	-	-	-	-
SUBTOTAL	-	-	-	-
ENDING FUND BALANCE	51,547	10,000	20,000	20,000
TOTAL FUND COMMITMENTS AND FUND BALANCE	377,558	375,583	384,505	382,125

CARSON CITY REDEVELOPMENT AUTHORITY  
SCHEDULE B - ADMINISTRATIVE FUND

<b><u>REVENUES</u></b>	ACTUAL PRIOR YEAR ENDING 6/30/19	ESTIMATED CURRENT YEAR ENDING 6/30/20	BUDGET YEAR ENDING 6/30/21	
			TENTATIVE APPROVED	FINAL APPROVED
MISCELLANEOUS				
Interest Earnings	34,222	15,000	8,000	8,000
Gifts and Donations	-	-	-	-
Other	8,694	-	-	-
SUBTOTAL	42,916	15,000	8,000	8,000
OTHER FINANCING SOURCES				
TRANSFERS IN (Sched T)				
Redevelopment Tax Increment Fund	1,298,025	1,950,420	1,691,790	1,694,170
SUBTOTAL	1,298,025	1,950,420	1,691,790	1,694,170
SUBTOTAL, REVENUE ALL SOURCE	1,340,941	1,965,420	1,699,790	1,702,170
BEGINNING FUND BALANCE	1,017,158	605,118	530,638	530,638
Prior Period Adjustment	-	-	-	-
Residual Equity Transfer	-	-	-	-
TOTAL BEGINNING FUND BALANCE	1,017,158	605,118	530,638	530,638
TOTAL RESOURCES	2,358,099	2,570,538	2,230,428	2,232,808
<b><u>EXPENDITURES</u></b>				
COMMUNITY SUPPORT				
ECONOMIC DEVELOPMENT				
Salaries & Wages	-	-	-	-
Employee Benefits	-	-	-	-
Services & Supplies	1,039,019	860,937	685,428	685,428
Capital Outlay	713,962	1,178,963	1,445,000	1,447,380
SUBTOTAL	1,752,981	2,039,900	2,130,428	2,132,808
OTHER USES				
Transfers Out (RDA Administration)	-	-	-	-
SUBTOTAL	-	-	-	-
ENDING FUND BALANCE	605,118	530,638	100,000	100,000
TOTAL FUND COMMITMENTS AND FUND BALANCE	2,358,099	2,570,538	2,230,428	2,232,808

CARSON CITY REDEVELOPMENT AUTHORITY  
SCHEDULE B - REVOLVING FUND

<b>REVENUES</b>	ACTUAL PRIOR YEAR ENDING 6/30/19	ESTIMATED CURRENT YEAR ENDING 6/30/20	BUDGET YEAR ENDING 6/30/21	
			TENTATIVE APPROVED	FINAL APPROVED
TAXES				
Ad Valorem	2,145,722	2,238,649	2,321,195	2,321,195
SUBTOTAL	2,145,722	2,238,649	2,321,195	2,321,195
MISCELLANEOUS				
Interest	27,894	15,000	7,000	7,000
SUBTOTAL	27,894	15,000	7,000	7,000
OTHER FINANCING SOURCES (SPECIFY)				
Proceeds of refunding bond	-	-	-	-
Premium on Bond Proceeds	-	-	-	-
SUBTOTAL	-	-	-	-
SUBTOTAL, REVENUE ALL SOURCES	2,173,616	2,253,649	2,328,195	2,328,195
BEGINNING FUND BALANCE	74,674	382,107	90,000	90,000
Prior Period Adjustments	-	-	-	-
Residual Equity Transfers	-	-	-	-
TOTAL BEGINNING FUND BALANCE	74,674	382,107	90,000	90,000
TOTAL AVAILABLE RESOURCES	2,248,290	2,635,756	2,418,195	2,418,195
<b>EXPENDITURES</b>				
TYPE:				
Principal	245,000	260,000	270,000	270,000
Interest	31,000	21,200	10,800	10,800
Fiscal Agent Charges	-	100	100	100
RESERVES-Increase or (decrease)	-			
OTHER				
Intergovernmental	-	-	-	-
Bond Issuance Costs	-	-	-	-
SUBTOTAL	276,000	281,300	280,900	280,900
OTHER FINANCING USES:				
Payment to Refunded Bond Escrow	-	-	-	-
TRANSFERS OUT (Sched T)				
Administrative Fund	292,158	314,036	365,505	363,125
Revolving Fund	1,298,025	1,950,420	1,691,790	1,694,170
SUBTOTAL	1,590,183	2,264,456	2,057,295	2,057,295
ENDING FUND BALANCE	382,107	90,000	80,000	80,000
TOTAL COMMITMENTS & FUND BALANCE	2,248,290	2,635,756	2,418,195	2,418,195

CARSON CITY REDEVELOPMENT AUTHORITY  
SCHEDULE C - DEBT SERVICE FUND

THE ABOVE DEBT IS REPAYED BY AD VALOREM TAXES

\*TYPE  
 ALL EXISTING OR PROPOSED  
 GENERAL OBLIGATION BONDS, REVENUE BONDS,  
 MEDIUM-TERM FINANCING, CAPITAL LEASES AND  
 SPECIAL ASSESSMENT BONDS

\* - Type  
 1 - General Obligation Bonds  
 2 - G. O. Revenue Supported Bonds  
 3 - G. O. Special Assessment Bonds  
 4 - Revenue Bonds  
 5 - Medium-Term Financing

6 - Medium-Term Financing-Lease Purchase  
 7 - Capital Leases  
 8 - Special Assessment Bonds  
 9 - Mortgages  
 10 - Other (Specify Type)  
 11 - Proposed (Specify Type)

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
FUND: TAX INCREMENT							BEGINNING OUTSTANDING BALANCE 7/1/2020	REQUIREMENTS FOR FISCAL YEAR ENDING 6/30/21		
NAME OF BOND OR LOAN	*	TERM	ORIGINAL AMOUNT OF ISSUE	ISSUE DATE	FINAL PAYMENT DATE	INTEREST RATE		INTEREST PAYABLE	PRINCIPAL PAYABLE	TOTAL
2010 Various Purpose Refunding	2	11	1,850,000	12/10	06/21	2.93%	270,000	10,800	270,000	280,800
TOTAL - ALL DEBT SERVICE			1,850,000				270,000	10,800	270,000	280,800

SCHEDULE C-1 -INDEBTEDNESS



Transfer Schedule for Fiscal Year 2020-21

TRANSERS IN

TRANSFERS OUT

FUND TYPE	TO FUND	PAGE	FROM FUND	PAGE	AMOUNT
DEBT SERVICE:					
Subtotal					
ENTERPRISE FUNDS					
Subtotal					
INTERNAL SERVICE					
Subtotal					
RESIDUAL EQUITY TRANSFERS:					
Subtotal					
TOTAL TRANSFERS					2,057,295

FM FUND	PAGE	TO FUND	PAGE	AMOUNT
TAX INCREMENT	13	REVOLVING	12	1,694,170
TAX INCREMENT	13	ADMINISTRATIVE	11	363,125
				2,057,295
				2,057,295