



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, 2022

This budget contains 1 funds, including Debt Service, requiring property tax revenues totaling \$ 2,808,054

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 \$ 3,308,119 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 *Sheri Russell*

Dated: 5/6/2021

APPROVED BY THE GOVERNING BOARD

Supervisor Stacey Gioni, Ward 1
Supervisor Maurice White, Ward 2
Supervisor Stan Jones, Ward 3
Supervisor Lisa Schuette, Ward 4
Mayor Lori Bagwell

Lori Bagwell
LORI BAGWELL, MAYOR

SCHEDULED PUBLIC HEARING:

Date and Time May 20, 2021, 8:30 am

Publication Date May 12, 2021

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



580 Mallory Way, Suite 200, Carson City, NV
89701 PO Box 648, Carson City, NV 89702
(775) 881-1201 FAX: (775) 887-2408

Proof and Statement of Publication
AD #: 13128

Customer Account #: 2020

Legal Account

CARSON CITY FINANCE DEPT.

201 N. CARSON STREET STE:#3
CARSON CITY, NV 89701

Jody Mudgett says:

That she 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 #: 13128

of which a copy is hereto attached, was published
in said newspaper for the full required period of 1
time(s) commencing on **May 12, 2021**
and ending on, **May 12, 2021**
all days inclusive.

Signed: *Jody Mudgett*

Statement:

Date	Amount	Credit	Balance
05/12/21	\$154.00		\$154.00

**legals-
carson city**

**legals-
carson city**

PUBLIC NOTICE

PURSUANT TO N.R.S. 354.596, A PUBLIC HEARING CONCERNING THE TENTATIVE BUDGET FOR FY 2021-22 FOR THE CARSON CITY LOCAL GOVERNMENT INCLUDING CARSON CITY AND CARSON CITY REDEVELOPMENT AUTHORITY WILL BE HELD AS FOLLOWS:

DAY: THURSDAY
DATE: MAY 20, 2021
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 12, 2021

Ad#13128

**CARSON CITY REDEVELOPMENT AUTHORITY
BUDGET
FY 2021-22
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Community Development Department

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

Date: May 6, 2021
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 2022. 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 2022 Redevelopment Authority budget contains three governmental funds with total expenditures of \$3,308,119.

The ad valorem property tax rate has been established at \$3.1275 per \$100 of assessed valuation for FY 2022. The assessed valuation in the Redevelopment District is \$118,604,075 for FY 2022.

The Redevelopment Authority Fund is financially stable for FY 2022 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 2021 Current Year Achievements

- Funded markers within the National Register Carson City Historic District to identify historic properties along the Kit Carson Trail historic property tour to promote tourism.
- Funded downtown sidewalk improvements on E. Telegraph Street and Curry Street, adding landscaping and other sidewalk amenities.
- Funded reconstruction of the City's downtown 2nd Street public parking lot.
- Created a sidewalk/ADA improvement assistance program and help fund required sidewalk improvements as part of the Bank Saloon historic building reconstruction.
- Funded directional and informational signs in Mills Park.
- Funded an ADA study for future improvements to the Bob Boldrick Theater in the Community Center.
- Funded new and replacement holiday decorations for the downtown area.
- Funded additional bike racks for downtown businesses who request them.
- Funded bike/pedestrian path signage for the designated historic V&T trail.
- Funded an update to the Fuji Park master plan.
- Supported special events sponsored by the Redevelopment Authority and the local business community:
 - Saturday morning Farmer's Market
 - Downtown Christmas Tree lighting event

Due to pandemic restrictions in 2020 and early 2021, special events were extremely limited, and funding designated for the following activities will be reallocated to Redevelopment activities in the FY 2022 budget:

- Nevada Day events and activities
- Fourth of July Celebration
- Taste of Downtown
- Various arts and culture special events.

FY 2022 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 2022:

- Fund a conceptual design study for improvements to William Street.
- Help fund improvements to Fuji Park as identified in the recently updated Fuji Park master plan.
- Help fund improvements to the S. Carson Street/Appion Way intersection to provide signalized access to the commercial area.
- Continue to improve sidewalks and ADA accessibility throughout the Redevelopment Districts.
- Continue to fund undergrounding of power lines.
- Complete Curry Street 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.
- 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

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 6/30/20 (1)	EST. CURRENT YEAR 6/30/21 (2)	BUDGET YEAR 6/30/22 (3)	PROPRIETARY FUNDS BUDGET YEAR 6/30/22 (4)	TOTAL (MEMO ONLY) COLS. 3+4 (5)
REVENUES:					
Property Taxes	2,575,059	2,692,360	2,808,054	-	2,808,054
Other Taxes	-	-	-	-	-
Licenses and permits	-	-	-	-	-
Intergovernmental resources	-	-	-	-	-
Charges for services	-	-	-	-	-
Fines and forfeits	-	-	-	-	-
Miscellaneous	99,421	31,500	33,500	-	33,500
				-	
TOTAL REVENUES	2,674,480	2,723,860	2,841,554	-	2,841,554
EXPENDITURES/EXPENSES:					
General government	289,643	361,725	399,210	-	399,210
Judicial	-	-	-	-	-
Public safety	-	-	-	-	-
Public works	-	-	-	-	-
Health	-	-	-	-	-
Sanitation	-	-	-	-	-
Welfare	-	-	-	-	-
Culture and recreation	-	-	-	-	-
Community support	924,376	3,632,803	2,908,909	-	2,908,909
Intergovernmental expenditures	-	-	-	XXXXXXXXXXXXXX	-
Contingencies	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	-	-	-
Utility enterprises	-	-	-	-	-
Hospitals	-	-	-	-	-
Transit systems	-	-	-	-	-
Airports	-	-	-	-	-
Other enterprises	-	-	-	-	-
Debt Service: - Principal retirement	260,000	270,000	0	XXXXXXXXXXXXXX	0
Interest costs	21,200	10,800	0		0
TOTAL EXPENDITURES/EXPENSES	1,495,219	4,275,328	3,308,119	-	3,308,119
Excess of revenues over (under) Expenditures/Expenses	1,179,261	(1,551,468)	(466,565)	-	(466,565)

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

	GOVERNMENTAL FUND TYPES & EXPENDABLE TRUST FUNDS				
	ACTUAL PRIOR YEAR 6/30/20 (1)	EST. CURRENT YEAR 6/30/21 (2)	BUDGET YEAR 6/30/22 (3)	PROPRIETARY FUNDS BUDGET YEAR 6/30/22 (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	2,298,003	2,395,488	3,202,219	-	XXXXXXXXXXXX
Transfers out	(2,298,003)	(2,395,488)	(3,202,219)	-	XXXXXXXXXXXX
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	XXXXXXXXXXXX
Excess of revenues & other sources over (under) Expenditures and other uses	1,179,261	(1,551,468)	(466,565)	XXXXXXXXXXXX	XXXXXXXXXXXX
FUND BALANCES, JULY 1 (BEGINNING OF YEAR)	1,038,772	2,218,033	666,565	XXXXXXXXXXXX	XXXXXXXXXXXX
Prior Period Adjustments	-	-	-	XXXXXXXXXXXX	XXXXXXXXXXXX
Residual Equity Transfers	-	-	-	XXXXXXXXXXXX	XXXXXXXXXXXX
TOTAL ENDING FUND BALANCE	2,218,033	666,565	200,000	XXXXXXXXXXXX	XXXXXXXXXXXX

FULL TIME EQUIVALENT EMPLOYEES BY FUNCTION

	ACTUAL PRIOR YEAR ENDING 6/30/20	ESTIMATED CURRENT YEAR ENDING 6/30/21	BUDGET YEAR ENDING 6/30/22
General Government	2.02	2.02	2.02
Public Safety			
Judicial			
Public Works			
Sanitation			
Health			
Welfare			
Culture and Recreation			
Community Support			
TOTAL GENERAL GOVERNMENT	2.02	2.02	2.02
Utilities			
Hospitals			
Transit Systems			
Airports			
Other			
TOTAL	2.02	2.02	2.02

POPULATION (AS OF JULY 1)	56,057	56,748	56,960
Source*	Dept. of Taxation	Dept. of Taxation	Dept. of Taxation
Assessed Valuation excluding Net Proceeds of Mines (See attached explanation)	101,075,131	107,093,061	118,604,075
Net Proceeds of Mines			
Total Assessed Value	101,075,131	107,093,061	118,604,075
TAX RATE			
General fund	3.1275	3.1275	3.1275
Special Revenue funds			
Capital Projects funds			
Debt Service fund			
Enterprise funds			
Other			
TOTAL TAX RATE	3.1275	3.1275	3.1275

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 2021-2022

	(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 Subj to Revenue Limitations	3.1275	118,604,075	3,709,342	3.1275	3,709,342	(901,288)	2,808,054
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	3,709,342	3.1275	3,709,342	(901,288)	2,808,054
N. Debt		XXXXXXXXXX	0		0		0
O. TOTAL M AND N	3.1275	XXXXXXXXXX	3,709,342	3.1275	3,709,342	(901,288)	2,808,054

<u>REVENUES</u>	ACTUAL PRIOR YEAR ENDING 6/30/2020	ESTIMATED CURRENT YEAR ENDING 6/30/2021	BUDGET YEAR ENDING 6/30/2022	
			TENTATIVE APPROVED	FINAL APPROVED
MISCELLANEOUS				
Interest Earnings	6,484	1,000	1,000	1,000
Other	10,015	7,500	7,500	7,500
SUBTOTAL	16,499	8,500	8,500	8,500
OTHER FINANCING SOURCES				
TRANSFERS IN (Sched T)				
Tax Increment Fund	362,984	231,738	390,710	390,710
SUBTOTAL	362,984	231,738	390,710	390,710
SUBTOTAL, REVENUE ALL SOURCES	379,483	240,238	399,210	399,210
BEGINNING FUND BALANCE	51,547	141,387	20,000	20,000
Prior Period Adjustment	-	-	-	-
Residual Equity Transfer	-	-	-	-
TOTAL BEGINNING FUND BALANCE	51,547	141,387	20,000	20,000
TOTAL RESOURCES	431,030	381,625	419,210	419,210
<u>EXPENDITURES</u>				
GENERAL GOVERNMENT				
OTHER				
Salaries & Wages	130,280	128,654	149,780	149,780
Employee Benefits	53,791	45,039	45,483	45,483
Services & Supplies	105,572	187,932	203,947	203,947
Capital Outlay	-	-	-	-
SUBTOTAL	289,643	361,625	399,210	399,210
OTHER USES				
Transfers Out	-	-	-	-
SUBTOTAL	-	-	-	-
ENDING FUND BALANCE	141,387	20,000	20,000	20,000
TOTAL FUND COMMITMENTS AND FUND BALANCE	431,030	381,625	419,210	419,210

CARSON CITY REDEVELOPMENT AUTHORITY
SCHEDULE B - ADMINISTRATIVE FUND

REVENUES	ACTUAL PRIOR YEAR ENDING 6/30/2020	ESTIMATED CURRENT YEAR ENDING 6/30/2021	BUDGET YEAR ENDING 6/30/2022	
			TENTATIVE APPROVED	FINAL APPROVED
MISCELLANEOUS				
Interest Earnings	32,692	8,000	10,000	10,000
Gifts and Donations	-	-	-	-
Other	-	-	-	-
SUBTOTAL	32,692	8,000	10,000	10,000
OTHER FINANCING SOURCES				
TRANSFERS IN (Sched T)				
Redevelopment Tax Increment Fund	1,935,019	2,163,750	2,811,509	2,811,509
SUBTOTAL	1,935,019	2,163,750	2,811,509	2,811,509
SUBTOTAL, REVENUE ALL SOURCE	1,967,711	2,171,750	2,821,509	2,821,509
BEGINNING FUND BALANCE	605,118	1,648,453	187,400	187,400
Prior Period Adjustment	-	-	-	-
Residual Equity Transfer	-	-	-	-
TOTAL BEGINNING FUND BALANCE	605,118	1,648,453	187,400	187,400
TOTAL RESOURCES	2,572,829	3,820,203	3,008,909	3,008,909
EXPENDITURES				
COMMUNITY SUPPORT				
ECONOMIC DEVELOPMENT				
Salaries & Wages	-	-	-	-
Employee Benefits	-	-	-	-
Services & Supplies	637,045	931,713	717,927	717,927
Capital Outlay	287,331	2,701,090	2,190,982	2,190,982
SUBTOTAL	924,376	3,632,803	2,908,909	2,908,909
OTHER USES				
Transfers Out (RDA Administration)	-	-	-	-
SUBTOTAL	-	-	-	-
ENDING FUND BALANCE	1,648,453	187,400	100,000	100,000
TOTAL FUND COMMITMENTS AND FUND BALANCE	2,572,829	3,820,203	3,008,909	3,008,909

CARSON CITY REDEVELOPMENT AUTHORITY
SCHEDULE B - REVOLVING FUND

<u>REVENUES</u>	ACTUAL PRIOR YEAR ENDING 6/30/2020	ESTIMATED CURRENT YEAR ENDING 6/30/2021	BUDGET YEAR ENDING 6/30/2022	
			TENTATIVE APPROVED	FINAL APPROVED
TAXES				
Ad Valorem	2,575,059	2,692,360	2,808,054	2,808,054
SUBTOTAL	2,575,059	2,692,360	2,808,054	2,808,054
MISCELLANEOUS				
Interest	50,230	15,000	15,000	15,000
SUBTOTAL	50,230	15,000	15,000	15,000
SUBTOTAL, REVENUE ALL SOURCES	2,625,289	2,707,360	2,823,054	2,823,054
BEGINNING FUND BALANCE	382,107	428,193	459,165	459,165
Prior Period Adjustments	-	-	-	-
Residual Equity Transfers	-	-	-	-
TOTAL BEGINNING FUND BALANCE	382,107	428,193	459,165	459,165
TOTAL AVAILABLE RESOURCES	3,007,396	3,135,553	3,282,219	3,282,219
<u>EXPENDITURES</u>				
TYPE:				
Principal	260,000	270,000	-	-
Interest	21,200	10,800	-	-
Fiscal Agent Charges	-	100	-	-
RESERVES-Increase or (decrease)	-	-	-	-
OTHER				
Intergovernmental	-	-	-	-
Bond Issuance Costs	-	-	-	-
SUBTOTAL	281,200	280,900	-	-
OTHER FINANCING USES:				
Payment to Refunded Bond Escrow	-	-	-	-
TRANSFERS OUT (Sched T)				
Administrative Fund	362,984	231,738	390,710	390,710
Revolving Fund	1,935,019	2,163,750	2,811,509	2,811,509
SUBTOTAL	2,298,003	2,395,488	3,202,219	3,202,219
ENDING FUND BALANCE	428,193	459,165	80,000	80,000
TOTAL COMMITMENTS & FUND BALANCE	3,007,396	3,135,553	3,282,219	3,282,219

CARSON CITY REDEVELOPMENT AUTHORITY
SCHEDULE C - DEBT SERVICE FUND

THE ABOVE DEBT IS REPAYED BY AD VALOREM TAXES

Transfer Schedule for Fiscal Year 2021-22

TRANSERS IN						TRANSFERS OUT				
FUND TYPE	TO FUND	PAGE	FROM FUND	PAGE	AMOUNT	FM FUND	PAGE	TO FUND	PAGE	AMOUNT
DEBT SERVICE:						TAX INCREMENT	13	REVOLVING	12	2,811,509
						TAX INCREMENT	13	ADMINISTRATIVE	11	390,710
Subtotal										3,202,219
ENTERPRISE FUNDS										
Subtotal										
INTERNAL SERVICE										
Subtotal										
RESIDUAL EQUITY TRANSFERS:										
Subtotal										
TOTAL TRANSFERS					3,202,219					3,202,219