



# 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, 2024

This budget contains 1 funds, including Debt Service, requiring property tax revenues totaling \$ 3,279,760

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 \$ 4,714,760 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-Benabou  
(Printed Name)  
Chief Financial Officer  
(Title)

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

Signed

Dated: 5-5-2023

### APPROVED BY THE GOVERNING BOARD

Robert S. Skrony, SUPERVISOR WARD 1  
  
Cyf [unclear] SUPERVISOR WARD 3  
MSN Schueck SUPERVISOR WARD 4

### SCHEDULED PUBLIC HEARING:

Date and Time May 18, 2023, 8:30 am Publication Date May 10, 2023

Place: Carson City Community Center, 851 E. William Street, Robert "Bob" Crowell Board Room, Carson City, Nevada



PO Box 648, Carson City, NV 89702  
1071 S Carson St, Carson City, NV 89701  
(775) 881-1201 FAX: (775) 887-2408

Customer Account #:

Legal Account

**Jodi Lynn Dark 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**

**PO #:**

**AD #:**

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

**Signed:**

*Jodi Lynn Dark*

**Statement:**

**Date      Amount      Balance**

Proof and Statement of Publication  
AD #:

**legals-  
carson city**

**legals-  
carson city**

**PUBLIC NOTICE**

PURSUANT TO N.R.S. 354.596, A PUBLIC HEARING CONCERNING THE TENTATIVE BUDGET FOR FY 2023-24 FOR THE CARSON CITY LOCAL GOVERNMENT INCLUDING CARSON CITY AND CARSON CITY REDEVELOPMENT AUTHORITY WILL BE HELD AS FOLLOWS:

DAY: THURSDAY  
DATE: MAY 18, 2023  
TIME: 8:30 A.M.  
PLACE: CARSON CITY  
COMMUNITY CENTER  
ROBERT "BOB"  
CROWELL BOARD  
ROOM 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 Date: May 10, 2023      Ad # 33435**

**CARSON CITY REDEVELOPMENT AUTHORITY  
BUDGET  
FY 2023-24  
INDEX**

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# Community Development Department

108 E. Proctor Street  
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(775) 887-2180 – Hearing Impaired: 711

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Date: May 18, 2023  
To: Redevelopment Authority and Citizens of Carson City  
From: Hope Sullivan, Community Development Director

Attached is the Carson City Redevelopment Authority Tentative Budget for Fiscal Year 2024. This budget is presented in accordance with NRS 354. The 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 2024 Redevelopment Authority budget contains three governmental funds with total expenditures of \$4,714,760.

The ad valorem property tax rate has been established at \$3.1275 per \$100 of assessed valuation for FY 2024. The assessed valuation in the Redevelopment District is \$163,644,886 for FY 2024.

The Redevelopment Authority Fund is financially stable for FY 2024. 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 2023 Funded Projects**

- Aquatic Facility Bleacher Replacement
- Musser Street Rapid Rectangular Flashing Beacon
- North Carson Complete Streets Project
- Engine House Arch conceptual design
- South Carson Street Landscape Improvements
- Curry Street Circulation and Safety project
- Third Street Parking Lot improvements
- East William Street. Complete Streets Design
- Sidewalks and ADA improvements in the Redevelopment District
- Provided funding for the sign at parks properties
- Provided funding for arts and cultural events
- JAC Downtown Transit Center design
- Colorado Street. Improvements
- ADA and other improvements at the Bob Boldrick Theater
- Fuji Park improvements
- Mills Park walkway replacement
- Appion Way Intersection improvements
- West Appion Way stormwater improvements
- Stewart Street Streetscape and Sidewalk Improvements

#

- Continued funding assistance for:
  - Nevada Day
  - Fourth of July Fireworks
  - Farmers Market
  - Christmas Tree lighting event

### **FY 2024 Initiatives**

The Redevelopment Authority continues to guide the process of implementing a long-term redevelopment blueprint for the revitalization of the Redevelopment areas. The following initiatives are tentatively funded for FY 2024:

- Downtown Gateway Feature
- Annual Sidewalk and ADA Improvements
- West Appion Way Stormwater Improvement Plan
- Appion Way Intersection Improvements
- Engine House Arches and Design
- Mills Park Concrete Walkway Replacement
- East William Complete Streets Project
- Stewart Street Streetscape and Sidewalk Improvements
- Community Center Interior Signage
- Downtown Trash Enclosure
- Marv Teixeira Sound System
- Provide additional funding assistance for downtown sidewalk maintenance
- 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 special events and arts and culture activities in the Redevelopment Districts
- Continue funding assistance for:
  - Nevada Day
  - Farmers Market
  - Christmas Tree lighting event
  - Fourth of July Fireworks
- 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 6/30/22 (1)	EST. CURRENT YEAR 6/30/23 (2)	BUDGET YEAR 6/30/24 (3)	PROPRIETARY FUNDS BUDGET YEAR 6/30/23 (4)	TOTAL (MEMO ONLY) COLS. 3+4 (5)
REVENUES:					
Property Taxes	3,094,541	3,184,986	3,279,760	-	3,279,760
Other Taxes	-	-	-	-	-
Licenses and permits	-	-	-	-	-
Intergovernmental resources	-	-	-	-	-
Charges for services	-	-	-	-	-
Fines and forfeits	-	-	-	-	-
Miscellaneous	(45,122)	38,135	35,000	-	35,000
				-	
<b>TOTAL REVENUES</b>	<b>3,049,419</b>	<b>3,223,121</b>	<b>3,314,760</b>	<b>-</b>	<b>3,314,760</b>
EXPENDITURES/EXPENSES:					
General government	312,455	529,906	545,095	-	545,095
Judicial	-	-	-	-	-
Public safety	-	-	-	-	-
Public works	-	-	-	-	-
Health	-	-	-	-	-
Sanitation	-	-	-	-	-
Welfare	-	-	-	-	-
Culture and recreation	-	-	-	-	-
Community support	2,672,081	4,133,376	4,169,665	-	4,169,665
Intergovernmental expenditures	-	-	-	XXXXXXXXXXXXXX	-
Contingencies	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX	-	-	-
Utility enterprises	-	-	-	-	-
Hospitals	-	-	-	-	-
Transit systems	-	-	-	-	-
Airports	-	-	-	-	-
Other enterprises	-	-	-	-	-
Debt Service: - Principal retirement	0	0	0	XXXXXXXXXXXXXX	0
Interest costs	0	0	0		0
<b>TOTAL EXPENDITURES/EXPENSES</b>	<b>2,984,536</b>	<b>4,663,282</b>	<b>4,714,760</b>	<b>-</b>	<b>4,714,760</b>
Excess of revenues over (under) Expenditures/Expenses	64,883	(1,440,161)	(1,400,000)	-	(1,400,000)

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

	GOVERNMENTAL FUND TYPES & EXPENDABLE TRUST FUNDS				
	ACTUAL PRIOR YEAR 6/30/22 (1)	EST. CURRENT YEAR 6/30/23 (2)	BUDGET YEAR 6/30/24 (3)	PROPRIETARY FUNDS BUDGET YEAR 6/30/23 (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	3,178,152	3,439,438	3,294,760	-	XXXXXXXXXXXX
Transfers out	(3,178,152)	(3,439,438)	(3,294,760)	-	XXXXXXXXXXXX
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	XXXXXXXXXXXX
Excess of revenues & other sources over (under) Expenditures and other uses	64,883	(1,440,161)	(1,400,000)	XXXXXXXXXXXX	XXXXXXXXXXXX
FUND BALANCES, JULY 1 (BEGINNING OF YEAR)	2,975,278	3,040,161	1,600,000	XXXXXXXXXXXX	XXXXXXXXXXXX
Prior Period Adjustments	-	-	-	XXXXXXXXXXXX	XXXXXXXXXXXX
Residual Equity Transfers	-	-	-	XXXXXXXXXXXX	XXXXXXXXXXXX
TOTAL ENDING FUND BALANCE	3,040,161	1,600,000	200,000	XXXXXXXXXXXX	XXXXXXXXXXXX

FULL TIME EQUIVALENT EMPLOYEES BY FUNCTION

	ACTUAL PRIOR YEAR ENDING 6/30/22	ESTIMATED CURRENT YEAR ENDING 6/30/23	BUDGET YEAR ENDING 6/30/24
General Government	2.02	2.94	2.94
Public Safety	-	-	-
Judicial	-	-	-
Public Works	-	-	-
Sanitation	-	-	-
Health	-	-	-
Welfare	-	-	-
Culture and Recreation	-	-	-
Community Support	-	-	-
<b>TOTAL GENERAL GOVERNMENT</b>	<b>2.02</b>	<b>2.94</b>	<b>2.94</b>
Utilities	-	-	-
Hospitals	-	-	-
Transit Systems	-	-	-
Airports	-	-	-
Other	-	-	-
<b>TOTAL</b>	<b>2.02</b>	<b>2.94</b>	<b>2.94</b>

POPULATION (AS OF JULY 1)	56,434	57,073	58,314
Source*	Dept. of Taxation	Dept. of Taxation	Dept. of Taxation
Assessed Valuation excluding Net Proceeds of Mines (See attached explanation)	118,604,075	146,524,193	163,644,886
Net Proceeds of Mines			
Total Assessed Value	118,604,075	146,524,193	163,644,886
<b>TAX RATE</b>			
General fund	3.1275	3.1275	3.1275
Special Revenue funds			
Capital Projects funds			
Debt Service fund			
Enterprise funds			
Other			
<b>TOTAL TAX RATE</b>	<b>3.1275</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 2023-2024

	(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	163,644,886	5,117,994	3.1275	5,117,994	(1,838,234)	3,279,760
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	5,117,994	3.1275	5,117,994	(1,838,234)	3,279,760
N. Debt		XXXXXXXXXX	0		0		0
O. TOTAL M AND N *	3.1275	XXXXXXXXXX	5,117,994	3.1275	5,117,994	(1,838,234)	3,279,760

CARSON CITY REDEVELOPMENT AUTHORITY  
 SCHEDULE S-3 - PROPERTY TAX RATE  
 AND REVENUE RECONCILIATION

\* Carson City Redevelopment historically prepares estimates for revenues, based on a mix of historical data, as well as where we see the current trends and economy heading. The City then compares our estimates with the State's Final Projections, and the most conservative estimate is used for completing the budget.







<u>REVENUES</u>	ACTUAL PRIOR YEAR ENDING 6/30/2022	ESTIMATED CURRENT YEAR ENDING 6/30/2023	BUDGET YEAR ENDING 6/30/2024	
			TENTATIVE APPROVED	FINAL APPROVED
MISCELLANEOUS				
Interest Earnings	(4,231)	1,000	1,000	1,000
Other	9,540	12,135	9,000	9,000
SUBTOTAL	5,309	13,135	10,000	10,000
OTHER FINANCING SOURCES				
TRANSFERS IN (Sched T)				
Tax Increment Fund	315,992	433,207	526,804	535,095
SUBTOTAL	315,992	433,207	526,804	535,095
SUBTOTAL, REVENUE ALL SOURCES	321,301	446,342	536,804	545,095
BEGINNING FUND BALANCE	94,718	103,564	20,000	20,000
Prior Period Adjustment	-	-	-	-
Residual Equity Transfer	-	-	-	-
TOTAL BEGINNING FUND BALANCE	94,718	103,564	20,000	20,000
TOTAL RESOURCES	416,019	549,906	556,804	565,095
<u>EXPENDITURES</u>				
GENERAL GOVERNMENT				
OTHER				
Salaries & Wages	115,502	196,659	213,043	213,043
Employee Benefits	59,415	99,070	114,492	114,492
Services & Supplies	137,538	234,177	209,269	217,560
Capital Outlay	-	-	-	-
SUBTOTAL	312,455	529,906	536,804	545,095
OTHER USES				
Transfers Out	-	-	-	-
SUBTOTAL	-	-	-	-
ENDING FUND BALANCE	103,564	20,000	20,000	20,000
TOTAL FUND COMMITMENTS AND FUND BALANCE	416,019	549,906	556,804	565,095

CARSON CITY REDEVELOPMENT AUTHORITY  
SCHEDULE B - ADMINISTRATIVE FUND

<b>REVENUES</b>	ACTUAL PRIOR YEAR ENDING 6/30/2022	ESTIMATED CURRENT YEAR ENDING 6/30/2023	BUDGET YEAR ENDING 6/30/2024	
			TENTATIVE APPROVED	FINAL APPROVED
MISCELLANEOUS				
Interest Earnings	(54,475)	10,000	10,000	10,000
Gifts and Donations	-	-	-	-
Other	36,079	-	-	-
SUBTOTAL	(18,396)	10,000	10,000	10,000
OTHER FINANCING SOURCES				
TRANSFERS IN (Sched T)				
Redevelopment Tax Increment Fund	2,862,160	3,006,231	2,767,956	2,759,665
SUBTOTAL	2,862,160	3,006,231	2,767,956	2,759,665
SUBTOTAL, REVENUE ALL SOURCE	2,843,764	3,016,231	2,777,956	2,769,665
BEGINNING FUND BALANCE	2,445,462	2,617,145	500,000	1,500,000
Prior Period Adjustment	-	-	-	-
Residual Equity Transfer	-	-	-	-
TOTAL BEGINNING FUND BALANCE	2,445,462	2,617,145	500,000	1,500,000
TOTAL RESOURCES	5,289,226	5,633,376	3,277,956	4,269,665
<b>EXPENDITURES</b>				
COMMUNITY SUPPORT				
ECONOMIC DEVELOPMENT				
Salaries & Wages	-	-	-	-
Employee Benefits	-	-	-	-
Services & Supplies	686,075	924,600	1,176,209	1,176,209
Capital Outlay	1,986,006	3,208,776	2,001,747	2,993,456
SUBTOTAL	2,672,081	4,133,376	3,177,956	4,169,665
OTHER USES				
Transfers Out (RDA Administration)	-	-	-	-
SUBTOTAL	-	-	-	-
ENDING FUND BALANCE	2,617,145	1,500,000	100,000	100,000
TOTAL FUND COMMITMENTS AND FUND BALANCE	5,289,226	5,633,376	3,277,956	4,269,665

CARSON CITY REDEVELOPMENT AUTHORITY  
SCHEDULE B - REVOLVING FUND

<b>REVENUES</b>	ACTUAL PRIOR YEAR ENDING 6/30/2022	ESTIMATED CURRENT YEAR ENDING 6/30/2023	BUDGET YEAR ENDING 6/30/2024	
			TENTATIVE APPROVED	FINAL APPROVED
TAXES				
Ad Valorem	3,094,541	3,184,986	3,279,760	3,279,760
SUBTOTAL	3,094,541	3,184,986	3,279,760	3,279,760
MISCELLANEOUS				
Interest	(32,035)	15,000	15,000	15,000
SUBTOTAL	(32,035)	15,000	15,000	15,000
SUBTOTAL, REVENUE ALL SOURCES	3,062,506	3,199,986	3,294,760	3,294,760
BEGINNING FUND BALANCE	435,098	319,452	80,000	80,000
Prior Period Adjustments	-	-	-	-
Residual Equity Transfers	-	-	-	-
TOTAL BEGINNING FUND BALANCE	435,098	319,452	80,000	80,000
TOTAL AVAILABLE RESOURCES	3,497,604	3,519,438	3,374,760	3,374,760
<b>EXPENDITURES</b>				
TYPE:				
Principal	-	-	-	-
Interest	-	-	-	-
Fiscal Agent Charges	-	-	-	-
RESERVES-Increase or (decrease)	-	-	-	-
OTHER				
Intergovernmental	-	-	-	-
Bond Issuance Costs	-	-	-	-
SUBTOTAL	-	-	-	-
OTHER FINANCING USES:				
Payment to Refunded Bond Escrow	-	-	-	-
TRANSFERS OUT (Sched T)				
Administrative Fund	315,992	433,207	526,804	535,095
Revolving Fund	2,862,160	3,006,231	2,767,956	2,759,665
SUBTOTAL	3,178,152	3,439,438	3,294,760	3,294,760
ENDING FUND BALANCE	319,452	80,000	80,000	80,000
TOTAL COMMITMENTS & FUND BALANCE	3,497,604	3,519,438	3,374,760	3,374,760

CARSON CITY REDEVELOPMENT AUTHORITY  
SCHEDULE C - DEBT SERVICE FUND

THE ABOVE DEBT IS REPAYED BY AD VALOREM TAXES



Transfer Schedule for Fiscal Year 2023-2024

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					3,294,760

FM FUND	PAGE	TO FUND	PAGE	AMOUNT
TAX INCREMENT	13	REVOLVING	12	2,759,665
TAX INCREMENT	13	ADMINISTRATIVE	11	535,095
				3,294,760
				3,294,760