



Community Development Department

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

ITEM 5.A, STAFF REPORTS

Staff Report To: Redevelopment Authority Citizens Committee

Meeting Date: May 7, 2018

Staff Contact: Lee Plemel, Director (lpemel@carson.org; 283-7075)

Subject: For Discussion Only: FY 2019 Redevelopment Budget update

DISCUSSION:

The Redevelopment Authority approved the Redevelopment Discretionary Funds Tentative Allocation Plan, as recommended by the RACC, on March 15, 2018, and they approved the tentative Redevelopment budget on April 19, 2018. The approved allocation plan and Redevelopment five-year budget projection are attached.

Note that the FY 2018 Re-Estimated Budget column in the five-year projection includes roll-forward funds for certain accounts and don't necessarily match the numbers in the allocation plan. This typically occurs where the approved expenses from prior years are not completed. The allocation plan is accurate for the purposes of funding those activities in future years. Also, the five-year plan does not reflect new proposed expenses in FY 2020 (i.e. Fuji Fairgrounds sound system and Children's Museum outdoor improvements). Those items will be budgeted next year based on recommendations from the RACC and Redevelopment Authority next year.

If you have any questions regarding this item, please contact Lee Plemel at 283-7075 or lpemel@carson.org.

Attachments:

- A. Approved Redevelopment Allocation Plan
- B. Five-year Redevelopment budget projection

FY 2019 Redevelopment Descretionary Funds Tentative Allocation Plan

Objective/Project/Program	(Current) FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	5-year Total
E/W Downtown street/alley improvements	\$ 350,000	\$ 200,000	\$ -				\$ 200,000
Special Event equipment/ infrastructure	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 25,000
Special event support, street closures	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000
Façade Improvement Program	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
Special Event funding (RACC)	\$ 30,000	\$ 25,000	\$ 20,000	\$ 15,000	\$ 10,000	\$ 5,000	\$ 75,000
Arts & Culture Commission/Events	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000
Utility extension assistance	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 80,000
Assist with William Street corridor project			\$ 85,000	\$ 300,000			\$ 385,000
Downtown Sidewalk Improvements			\$ 200,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000
South Carson Street beautification		\$ 200,000					\$ 200,000
Downtown Entry Signs	\$ 30,000						\$ -
Reimagined Space Public Art Program	\$ 10,000						\$ -
Blue Line rehabilitation	\$ 26,000						\$ -
<i>New Projects</i>							
<i>1. Bob Boldrick Theater seat replacaeement</i>		\$ 242,996					\$ 242,996
<i>2. Portable event sound system</i>	\$ 5,000						\$ -
<i>3. Children's Museum outdoor remodel</i>			\$ 50,000				\$ 50,000
<i>4. Fuji Fairgrounds arena sound system</i>			\$ 100,000				\$ 100,000
<i>5. Downtown Arches</i>							\$ -
<i>6. Downtown housing assistance program</i>							\$ -
<i>7. Building clearance assistance program</i>							\$ -
Roll Forward:	\$ 170,921	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Expenditures:	\$ (721,921)	\$ (772,996)	\$ (580,000)	\$ (540,000)	\$ (235,000)	\$ (230,000)	\$ (2,357,996)
Undesignated:	\$ -	\$ -	\$ 198,179	\$ 368,843	\$ 998,065	\$ 1,047,481	\$ 2,612,568

Carson City Redevelopment Authority
Projection
FY 2018 - FY 2023

	FY 2018 Re-Estimated Budgeted	FY 2019 Projection	FY 2020 Projection	FY 2021 Projection	FY 2022 Projection	FY 2023 Projection	
REVENUES							
Property Taxes	1,863,779	1,931,330	1,989,270	2,048,948	2,110,416	2,173,728	3% in FY 20 - 23
Interest Revenue	9,500	9,500	9,500	9,500	9,500	9,500	
Charges for Services	7,500	7,500	7,500	7,500	7,500	7,500	
Beginning Fund Balance	574,014	597,743	200,000	200,000	200,000	200,000	
Roll-Forward	330,545						
Total Rev and Fund Bal	2,785,338	2,546,073	2,206,270	2,265,948	2,327,416	2,390,728	
EXPENDITURES							
Debt Service (last payment 2021)	275,400	276,000	281,200	280,800	-	-	Actual
Fiscal Charges	100	100	100	100	-	-	
Sal and Ben:							
Parks:							
Salary	63,593	69,337	72,457	75,718	79,125	82,686	4.5% per year
Benefits	17,618	22,022	23,013	24,049	25,131	26,262	
Administrative:							
Salary	54,062	63,364	65,899	68,535	71,276	74,127	4% per year
Benefits	16,425	28,526	29,667	30,854	32,088	33,371	
Other Expenditures							
Services & Supplies	173,027	169,940	225,000	225,000	225,000	225,000	
Special Events & Activities	30,000	25,000	20,000	15,000	10,000	5,000	
Arts & Cultural Events	31,000	25,000	25,000	25,000	25,000	25,000	
Nevada Day	25,000	25,000	25,000	25,000	25,000	25,000	
Farmers Market	15,000	15,000	15,000	15,000	15,000	15,000	
Xmas Tree Lighting	10,000	10,000	10,000	10,000	10,000	10,000	
Epic Rides	30,000	30,000	30,000	-	-	-	
Michael Hohl Incentive (end date 2020)	480,000	480,000	58,016	-	-	-	
Sales Tax Incentive Program	160,000	160,000	160,000	160,000	160,000	160,000	
Campagni Incentive	215,180	223,787	232,739	242,048	251,730	261,799	4% inc. in Sales Taxes
Revolving Loan Program	1	1	1	1	1	1	
PW Event Street Closures	25,000	25,000	25,000	25,000	25,000	25,000	
Façade Improvement Program	125,189	50,000	50,000	50,000	50,000	50,000	
Downtown Equip & Infrastructure	25,000	5,000	5,000	5,000	5,000	5,000	
Utility Assistance Program	-	-	20,000	20,000	20,000	20,000	
East/West Downtown Street Impr	350,000	200,000	-	-	-	-	
William Street Corridor Project	-	-	85,000	300,000	-	-	
South Carson Street Project	-	200,000	-	-	-	-	
Downtown Side Street Improvements	-	-	200,000	100,000	100,000	100,000	
Blue Line Rehabilitation	26,000	-	-	-	-	-	
Reimagine Space Art Program	10,000	-	-	-	-	-	
Downtown Entry Signs	30,000	-	-	-	-	-	
Bob Boldrick Theater	-	242,996	-	-	-	-	
Undesignated	-	-	348,179	368,843	998,065	1,047,481	
Ending Fund Balance	597,743	200,000	200,000	200,000	200,000	200,000	
Total Exp and Fund Bal	2,785,338	2,546,073	2,206,270	2,265,948	2,327,416	2,390,728	
Tot Rev less Exp	-	-	-	-	-	-	
Services and Supplies:							
General Fund Internal Service Charges	51,669	53,106					
NID Maintenance	26,472	26,472					
Fleet Internal Service Charges	-	-					
Professional Services	20,000	20,000					
Rent and Utilities	21,726	21,702					
Advertising/Marketing	9,000	9,000					
Publications	1,860	1,860					
Membership & Dues	8,000	8,000					
X-Mas Ornaments	8,000	8,000					
Building Repairs	4,800	4,800					
Power	6,400	6,400					
Operating Supplies	5,000	2,000					
Printing	2,500	1,000					
Telephone	1,800	1,800					
Travel	1,500	1,500					
Heating	1,600	1,600					
Training	1,000	1,000					
Office Supplies	1,000	1,000					
Equipment Repair	500	500					
Postage	200	200					
	173,027	169,940					