



STAFF REPORT

Report To:	Board of Supervisors	Meeting Date:	May 21, 2020
Staff Contact:	Lee Plemel, AICP, Director		
Agenda Title:	PUBLIC HEARING: For Discussion Only: Public hearing regarding the filing of the FY 2021 assessment roll for the Downtown Neighborhood Improvement District (NID), to consider written objections concerning that area to be assessed, and to consider all complaints, protests and objections to the assessment pursuant to NRS 271.385. (Lee Plemel, lplemel@carson.org)		
	<p>Staff Summary: Pursuant to NRS 271.380 and 271.385, any complaint, protest or objection to the regularity, validity and correctness of the assessment roll, of each assessment, and of the amount of the assessment levied on each tract must be filed in writing with the Clerk or Planning Division at least 3 days before the assessment hearing. Any complaint, protest or objection to the assessment roll, the regularity, validity and correctness of each assessment, the amount of each assessment, or the regularity, validity and correctness of any other proceedings occurring previously regarding the Downtown NID shall be deemed waived unless filed in writing within the time and in the manner provided above. The proposed assessment amount for FY 2021 is \$45,399.</p>		
Agenda Action:	Other / Presentation	Time Requested:	15 Minutes

Proposed Motion

No action; PUBLIC HEARING only.

Board's Strategic Goal

Economic Development

Previous Action

April 16, 2020: The Board of Supervisors adopted a Resolution estimating the Downtown NID assessment roll for FY 2021 at a total of \$45,399 for the purpose of paying for maintenance of the Downtown Streetscape Enhancement Project, fixing the time and place to hear protests regarding the assessment for May 21, 2020, and directing staff to provide notice of that public hearing.

Background/Issues & Analysis

The Board of Supervisors established the Downtown NID in January 2016 in order to assess property owners to help pay for the ongoing maintenance of the Downtown Streetscape Enhancement Project improvements. The FY 2021 Downtown NID assessment will be the fifth year of the assessment.

The annual assessment is based on the square footage of non-residential building area on each parcel. Generally, properties with direct frontage or immediate adjacency to the proposed Downtown Streetscape Enhancement Project improvements pay at a "100%" assessment rate, while properties within the Downtown

NID but not immediately adjacent to the new improvements pay at a "75%" rate. The proposed FY 2021 Downtown NID assessment is attached.

The enacting Downtown NID ordinance provides for an annual increase in the total assessment equal to the 12-month CPI (Consumer Price Index) for the preceding calendar year, which was 2.3% for 2019. Application of the CPI to the base FY 2020 assessment (\$52,831) results in a base assessment for FY 2021 of \$54,046. The ordinance also provides that "once a credit balance of 20% above the projected cost of maintenance is established in the maintenance account for unexpected expenses (e.g. unanticipated heavy snow removal), the City shall reduce the assessment amount to the actual projected maintenance cost (if that cost is less than the base assessment amount plus CPI increases)."

It is estimated that there will be an FY 2020 ending fund balance in the Downtown NID account of \$109,325, which includes funds available in the account (\$153,325 as of March 31) minus projected expenditures for the remainder of FY 2020 (\$44,000). Total expenditures in FY 2020 are projected to be \$88,206, and expenditures for FY 2021 are budgeted to be \$90,000. Projected expenditures for the remainder of FY 2020 include a one-time purchase of additional plant materials for \$20,000.

In order to reduce the required maximum amount of reserves to less than 20% over the next five years, a reduction of the assessment is proposed over the next five years. Assuming that expenses will be \$90,000 in FY 2021 and go up each year by a CPI of 2.3%, the Downtown NID assessment will be reduced by 16% in each of the next five years while maintaining a 20% fund balance at the end of the 5-year period. The total assessment for FY 2021 will be \$45,399. Refer to the second page of the attached notice sent to property owners (Attachment 2) for details on the assessment over the next five years.

NRS Chapter 271 provides for the annual procedures for implementing a NID assessment. The NID items on this agenda include the required actions to implement the annual assessment of properties within the Downtown NID.

Pursuant to NRS 271.380 and 271.385, any complaint, protest or objection to the NID must be made in writing at least three days before the public hearing. A complaint, protest or objection may be made with regard to: a) the assessment roll; b) the regularity, validity and correctness of each assessment; c) the amount of each assessment; or d) the regularity, validity and correctness of any other proceedings occurring after the adoption of the ordinance establishing the Downtown NID.

Notification of the Downtown NID assessment, the procedures for applying for Hardship Determination, and procedures for making complaints, protests and objections were sent out to each property within the Downtown NID and published in accordance with NRS Chapter 271. As of May 8, 2020, when this staff report was submitted, no written protests had been received. Any protests received between May 8 and the Board of Supervisors meeting will be submitted to the Board when received.

If you have questions regarding this item, contact Lee Plemel, Community Development Director, at 283-7075 or lplemel@carson.org.

Attachments:

- 1) Proposed FY 2021 Downtown NID assessments.
- 2) Public Hearing notice sent to property owners.

Applicable Statute, Code, Policy, Rule or Regulation

NRS Chapter 271

Financial Information

Is there a fiscal impact? Yes

If yes, account name/number: Revenue NID Assessment 2350083-415100. 6027505-500460 Maintenance Contract / City contribution.

Is it currently budgeted? Yes

Explanation of Fiscal Impact: The collection of the Downtown NID assessment offsets the cost that would otherwise be the responsibility of the City for ongoing garbage collection and sidewalk and landscaping maintenance. The City will continue to contribute its additional share of the costs per the ordinance establishing the Downtown NID. The City's contribution for FY 2021 is \$27,081, increased by the 2019 CPI of 2.3% from the FY 2020 amount of \$26,472.

Alternatives

N/A, Public Hearing only.

Attachments:

[NID.2.PublicHearing.Backup combined.pdf](#)

Board Action Taken:

Motion: _____

1) _____

Aye/Nay

2) _____

(Vote Recorded By)

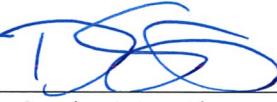
EXHIBIT A

Downtown Neighborhood Improvement District
FY 2021
City Engineer's Assessment Roll

State of Nevada }
 }
County of Carson City }
 }

To the Board of Supervisors of Carson City, Nevada:

I hereby certify and report that the foregoing is the assessment roll and assessments made by me for the purpose of paying that part of the cost which you decided should be paid and borne by special assessment for the Downtown Neighborhood Improvement District for the maintenance of the Downtown Streetscape Enhancement Project; that in making such assessments, I have, as near as may be, and according to my best judgement, conformed in all things to the provisions of Chapter 271 of NRS.



Dan Stucky, P.E., City Engineer

Dated at Carson City, Nevada, May 12, 2020.

Parcel No	Property Location	Owner Name	Specia Benefit		% total bldg size	Assessment \$
			Bldg size	Factor		
<u>WEST SIDE OF CARSON ST</u>						
<u>W WILLIAMS AND N CARSON</u>	00118499	1020 N CARSON ST	HEIDI'S DUTCH MILL	2,259	100%	2,259
	00118407	1020 N CARSON ST	ROSENTHAL, DONALD M ET AL	0	100%	-
	00118408	1000 N CARSON ST	TERVEER, JOHN & BELL, MICHELLE	1,500	100%	1,500
<u>SOPHIA AND N CARSON</u>	00118802	922 N CARSON STREET	BROGISH LLC	788	100%	788
	00118804	900 N CARSON STREET	BROOKS, BENTLEY Y & MONICA	2,100	100%	2,100
<u>ANN AND N CARSON</u>	00119401	800 N CARSON STREET	MAFFI, JOE ROBERT	37,838	100%	37,838
<u>W WASHINGTON AND N CARSON</u>	00328304	716 N CARSON ST	KAPLAN FAMILY TRUST	19,927	100%	19,927
<u>W ROBINSON AND N CARSON</u>	00322301	500 N CARSON ST	ADAMS CARSON LLC	0	100%	-
<u>W SPEAR AND N CARSON</u>	00322402	420 N CARSON ST	NORTHERN NV COMSTOCK INV LLC	5,439	100%	5,439
	00322403	410 N CARSON ST	DOUGLASS DEVELOPMENT LLC	2,552	100%	2,552
	00322404	408 N CARSON ST	CHANAY, EUGENE FAM LIMITED PART	2,769	100%	2,769
	00322409	402 N CARSON ST	CHANAY, EUGENE FAM LIMITED PART	5,951	100%	5,951
<u>W TELEGRAPH AND N CARSON</u>	00322902	320 N CARSON ST	320 NORTH CARSON STREET LLC	2,690	100%	2,690
	00322903	318 N CARSON ST	COLE, JEFFREY N & DENISE M	13,441	100%	13,441
	00322904	310 N CARSON ST	SCHMIDT, MARK & KIMBERLY TRUST	1,020	100%	1,020
	00322905	308 N CARSON ST	SCHMIDT, MARK & KIMBERLY TRUST	1,275	100%	1,275
	00322906	306 N CARSON ST	ADAMS 302 CARSON LLC	2,053	100%	2,053
	00322907	302 N CARSON ST	ADAMS 302 CARSON LLC	8,748	100%	8,748
<u>W PROCTOR AND N CARSON</u>	00321301	111 W PROCTOR ST	CARSON INCUBATOR I LLC	8,390	100%	8,390
	00321302	206 N CARSON ST	WARREN, RICHARD & WARREN, DC TR	11,519	100%	11,519
	00321303	202 N CARSON ST	KNASIAK, JAMES W & BETTY TRUST	9,426	100%	9,426
<u>SECOND AND S CARSON</u>	00311206	123 W SECOND ST	LOPICCOLO FAMILY 1998 TRUST	10,251	100%	10,251
	00311203	210 S CARSON ST	BODIE NEVADA TRUST 12/27/11	1,924	100%	1,924
	00311204	217 S CURRY ST	MERCURY CLEANERS INC	5,746	100%	5,746
	00311205	224 S CARSON ST	LOPICCOLO FAMILY 1998 TRUST	5,685	100%	5,685
<u>THIRD AND S CARSON</u>	00311309	310 S CARSON ST	LOPICCOLO INVESTMENTS LLC	12,906	100%	12,906
	00311310	S CARSON ST	BERNARD LLC	0	100%	-
	00311311	312 S CARSON ST	BERNARD LLC	2,890	100%	2,890
	00311312	314 S CARSON ST	BERNARD LLC	1,920	100%	1,920
<u>FOUTH AND S CARSON</u>	00311602	400 S CARSON ST	BORTOLIN LLC	0	100%	-
	00311601	410 S CARSON ST	BORTOLIN LLC	4,208	100%	4,208
	00311605	418 S CARSON ST	NEVADA BUILDERS ALLIANCE	2,079	100%	2,079
<u>EAST SIDE OF CARSON ST</u>						
<u>E WILLIAMS AND N CARSON</u>	00216503	1017 N CARSON ST	MAPP ENTERPRISES, INC	1,653	100%	1,653
<u>SOPHIA AND N CARSON</u>	00216502	917 N CARSON ST	B P HOTEL, LLC	31,890	100%	31,890
	00216501	901 N CARSON STREET	B P HOTEL, LLC	0	100%	-
<u>ANN AND N CARSON</u>	00216402	801 N CARSON ST	CAPITAL CITY FLATS LLC	10,531	100%	10,531
<u>E WASHINGTON AND N CARSON</u>	00426101	113 E WASHINGTON ST	CARSON LODGE #1 - MASONIC LODGE	739	100%	739
	00426102	705 N CARSON ST	LAMKIN, ROBERT L & ROBERTA J	1,731	100%	1,731

<u>EAST CAROLINE AND N CARSON</u>	00426301	617 N CARSON ST	ADAMS CARSON LLC	0	100%	-	0.00%	\$	-
	00426302	601 N CARSON ST	PARDINI FAMILY PROPERTIES LLC	3,920	100%	3,920	0.87%	\$	393
<u>E ROBINSON AND N CARSON</u>	00421111	507 N CARSON ST	ADAMS CARSON LLC	79,378	100%	79,378	17.52%	\$	7,955
	00421402	E SPEAR ST	ADAMS CARSON LLC	0	100%	-	0.00%	\$	-
<u>E TELEGRAPH AND N CARSON</u>	00421503	319 N CARSON ST	DAVIS / BENTHAM LLC	4,320	100%	4,320	0.95%	\$	433
	00421504	315 N CARSON ST	YAPLE, JON M AND JEANNE	1,958	100%	1,958	0.43%	\$	196
	00421508	311 N CARSON ST	JOHNSON, THOMAS Y AND LINDA E	7,644	100%	7,644	1.69%	\$	766
	00421506	301 N CARSON ST	JOHNSON FAMILY REV TR 1/31/92	9,282	100%	9,282	2.05%	\$	930
CURRY STREET FRONTAGE - EAST									
<u>W WILLIAM AND N CURRY</u>	00118409	1007 N CURRY STREET	NDBT PROPERTIES LLC	4,506	75%	3,380	0.75%	\$	339
<u>SOPHIA AND N CURRY</u>	00118801	115 W SOPHIA	BROGISH LLC	0	75%	-	0.00%	\$	-
	00118803	110 W ANN	PROPERTY MANAGEMENT, CARSON CITY	0	75%	-	0.00%	\$	-
<u>SPEAR AND N CURRY</u>	00322401	411 N CURRY ST	NORTHERN NEVADA COMSTOCK INVEST	9,467	100%	9,467	2.09%	\$	949
	00322407	407 N CURRY ST	OLD GLOBE SALOON INC	1,641	100%	1,641	0.36%	\$	164
	00322406	110 W TELEGRAPH ST	JONES, K & M TRUST	6,160	100%	6,160	1.36%	\$	617
<u>W TELEGRAPH AND N CURRY</u>	00322408	108 W TELEGRAPH ST	CROWELL ENTERPRISES INC	2,311	100%	2,311	0.51%	\$	232
	00322901	111 W TELEGRAPH ST	BRUJUN-ANDERSEN FAMILY EST TRUST	11,019	100%	11,019	2.43%	\$	1,104
<u>THIRD AND N CURRY</u>	00311315	S CURRY / THIRD	LOPICCOLO INVESTMENTS LLC	1,080	100%	1,080	0.24%	\$	108
	00311399	W THIRD ST	LOPICCOLO INVESTMENTS LLC	0	100%	-	0.00%	\$	-
	00311313	110 W FOURTH ST	BERNARD LLC	1,456	75%	1,092	0.24%	\$	109
	00311314	309 S CURRY ST	BERNARD LLC	0	75%	-	0.00%	\$	-
<u>W FOUTH AND N CURRY</u>	00311606	114 W FIFTH ST	NEVADA BUILDERS ALLIANCE	0	75%	-	0.00%	\$	-
<u>WILLIAM AND N CURRY</u>	00118302	1012 N CURRY ST	SHEERIN, MARY J & SHEERIN, ETAL	0	75%	-	0.00%	\$	-
	00118304	1008 N CURRY ST	FOUR WINDS, LLC	924	75%	693	0.15%	\$	69
	00118306	1002 N CURRY ST	LORENZ, ALLEN R TRUST 1/19/07	2,053	75%	1,540	0.34%	\$	154
<u>SOPHIA AND N CURRY</u>	00118707	910 N CURRY ST	C & A INVESTMENTS LLC	0	75%	-	0.00%	\$	-
	00118705	904 N CURRY ST	T C J ENTERPRISES LLC	936	75%	702	0.15%	\$	70
<u>ANN AND N CURRY</u>	00119302	812 N CURRY ST	ADAMS 800 N CURRY LLC	0	75%	-	0.00%	\$	-
	00119305	808 N CURRY ST	ADAMS 800 N CURRY LLC	2,368	75%	1,776	0.39%	\$	178
	00119306	802 N CURRY ST	ADAMS 800 N CURRY LLC	0	75%	-	0.00%	\$	-
<u>W WASHINGTON AND N CURRY</u>	00328202	714 N CURRY ST	MKR VENTURES LLC	1,433	75%	1,075	0.24%	\$	108
	00328203	710 N CURRY ST	GRAVES, BRANDI & JONES, LINDSEY	1,250	75%	938	0.21%	\$	94
<u>W CAROLINE AND N CURRY</u>	00328502	201 W CAROLINE ST	CARSON HEIGHTS LLC	11,684	75%	8,763	1.93%	\$	878
	00328503	N CURRY ST	CARSON HEIGHTS LLC	0	75%	-	0.00%	\$	-
	00328504	602 N CURRY ST	CHIM MARK H K & MARILYN M	2,446	75%	1,835	0.40%	\$	184
<u>W ROBINSON AND N CURRY</u>	00322202	512 N CURRY ST	KLETTE S & M E FAMILY TRUST	713	100%	713	0.16%	\$	71
	00322203	508 N CURRY ST	RPJ NV LLC	2,448	100%	2,448	0.54%	\$	245
	00322204	204 W SPEAR ST	BENGOCHEA LLC	3,307	100%	3,307	0.73%	\$	331
<u>W SPEAR AND N CURRY</u>	00322510	412 N CURRY ST	CAIN GARY	516	100%	516	0.11%	\$	52
	00322503	402 N CURRY ST	PRUETT FAMILY TRUST 6/10/04	2,297	100%	2,297	0.51%	\$	230
	00322506	405 N NEVADA ST	PRUETT FAMILY TRUST	1,309	100%	1,309	0.29%	\$	131
<u>W TELEGRAPH AND N CURRY</u>	00322802	308 N CURRY ST	ADAMS 308 N CURRY LLC	21,826	100%	21,800	4.81%	\$	2,185

<u>W PROCTOR AND N CURRY</u>	00321206	234 N CURRY ST	ADAMS 308 N CURRY LLC	0	100%	-	0.00%	\$	-
	00321203	208 N CURRY ST	PLATINUM QUAIL LLC SERIES A	2,118	100%	2,118	0.47%	\$	212
	00321204	206 N CURRY ST	CC CONCIERGE LLC	1,333	100%	1,333	0.29%	\$	134
	00321205	202 N CURRY ST	WARREN, RICHARD AND WARREN DC TR	1,242	100%	1,242	0.27%	\$	124
<u>W MUSSER AND N CURRY</u>	00321502	112 N CURRY ST	CURRY MUSSER PROCTOR & GREEN LLC	1,303	75%	977	0.22%	\$	98
	00321504	102 N CURRY ST	NEVADA PRESS FOUNDATION	3,541	75%	2,656	0.59%	\$	266
<u>W KING AND N CURRY</u>	00321710	201 W KING ST	201 W KING STREET LLC	2,788	75%	2,091	0.46%	\$	210
	00321711	106 S CURRY ST	JOOST, KAREN	954	75%	716	0.16%	\$	72
	00321713	110 S CURRY ST	SUMMO, DONALD W & EILENE H TR	1,123	75%	842	0.19%	\$	84
<u>W SECOND AND S CURRY</u>	00311401	300 S CURRY ST	SIERRA NV ASSOC OF REALTORS INC	5,528	75%	4,146	0.92%	\$	416
	00311403	314 S CURRY ST	SIERRA NV ASSOC OF REALTORS INC	0	75%	-	0.00%	\$	-
	00311404	310 S CURRY ST	BROWN, RANDY J INVESTMENTS LLC	1,419	75%	1,064	0.23%	\$	107
<u>W FOUTH AND S CURRY</u>	00311503	201 W FOURTH ST	BROWN, RANDY J INVESTMENTS LLC	0	75%	-	0.00%	\$	-
	00311505	202 W FIFTH ST	LANGSON, DON K	0	75%	-	0.00%	\$	-
	00311502	205 W FOURTH ST	BROWN, RANDY J INVESTMENTS LLC	0	75%	-	0.00%	\$	-
PLAZA STREET FRONTAGE						-	0.00%	\$	-
<u>WILLIAMS AND PLAZA</u>	00216504	1000 N PLAZA STREET	M & M BIGUE INVESTMENTS LLC	5,239	75%	3,929	0.87%	\$	394
<u>SOPHIA AND PLAZA</u>	00216505	110 E ANN STREET	SALAS, ANGELICA	2,465	75%	1,849	0.41%	\$	185
<u>E TELEGRAPH AND PLAZA</u>	00421502	107 E TELEGRAPH	T.L.A.C.P., LLC	2,150	75%	1,613	0.36%	\$	162
	00421501	111 E TELEGRAPH	WONG FAMILY TRUST 11/22/97	2,948	75%	2,211	0.49%	\$	222
				Total	467,641	452,987	100%	\$	45,399

NOTICE OF PUBLIC HEARING

Downtown Neighborhood Improvement District (NID) Assessment

You are receiving this notice in accordance with NRS Chapter 271 because you are an owner of property located within the Carson City Downtown NID (Neighborhood Improvement District), and your property, if used for a non-residential purpose, is subject to an assessment to help pay for the Downtown Streetscape Enhancement Project maintenance.

You are hereby notified that the Carson City Board of Supervisors will conduct a public hearing on Thursday, May 21, 2020, beginning at 8:30 a.m. regarding the Downtown NID assessment, as further described below. The meeting will be held in the Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada. Please refer to the published agenda at www.carson.org/agendas prior to the meeting for more information regarding the placement of the item on the agenda.

In accordance with the provisions of NRS Chapter 271, the estimated assessment for the Carson City Downtown Neighborhood Improvement District (NID) was approved by the Board of Supervisors on April 16, 2020, and filed with the Carson City Clerk-Recorder. A copy of the proposed assessment roll and Downtown NID boundary map can be obtained from the Carson City Planning Division at 108 E. Proctor Street or downloaded from the Planning Division webpage at www.carson.org/planning. The estimated assessment for FY 2021 is proposed to be reduced 16% below the baseline assessment amount, with similar estimated reductions over the following four years, due to existing reserves in the Downtown NID maintenance account (see estimated projection on the following page).

The Board of Supervisors will hear all complaints, protests and objections made in writing or verbally regarding the assessment roll or the proposed assessments at the public hearing on May 21, 2020. Any complaint, protest or objection to the regularity, validity and correctness of the assessment roll, of each assessment, and of the amount of the assessment levied on each parcel must be filed in writing with the City Clerk, Planning Division office, or Executive Offices (201 N. Carson Street) at least 3 days before the assessment hearing. Any complaint, protest or objection to the assessment roll, the regularity, validity and correctness of each assessment, the amount of each assessment, or the regularity, validity and correctness of any prior proceedings occurring regarding the Carson City Downtown NID, shall be deemed waived unless filed in writing within the time and in the manner provided above. If a person objects to the assessment roll or to the proposed assessments, the person is entitled to be represented by counsel at the hearing. Any evidence the person desires to present on these issues must be presented at the hearing, and evidence on these issues that is not presented at the hearing may not thereafter be presented in an action brought pursuant to NRS 271.395.

You may qualify for a Hardship Determination to defer your assessment if your annual household income is less than 50% of the Carson City area median income. An application for Hardship Determination may be obtained from and submitted to the Carson City Health and Human Services Department, 900 E. Long Street, Carson City. Hardship Determination applications will also be considered by the Board of Supervisors at the above-noted meeting on May 21, 2020. (Note: Approval of a Hardship Determination defers the requirement to pay the NID assessment but does not eliminate the requirement.)

The Carson City Downtown NID non-profit organization was established and certified by the Secretary of State's office on April 1, 2016, to manage the NID as required by NRS Chapter 271. The NID Board entered into an agreement with the City to provide for the maintenance of certain downtown improvements on October 20, 2016. The Downtown NID Board consists of property owners from within the NID.

For further information regarding the Downtown NID or contact information for NID board members, please go to www.carson.org/planning or contact Lee Plemel, Community Development Director, at (775) 283-7075.

Annual Financial Report (as of March 27, 2020)

Downtown NID FY 2021 Assessment Projection

Account Balance	\$153,325
Expected expenditure thru June 2020	\$44,000
Expected end of FY 2020 balance	\$109,325
Projected expenses FY 2021	\$90,000
20% Reserve	\$18,000
Total FY 2021 Expenses + Reserve	\$108,000

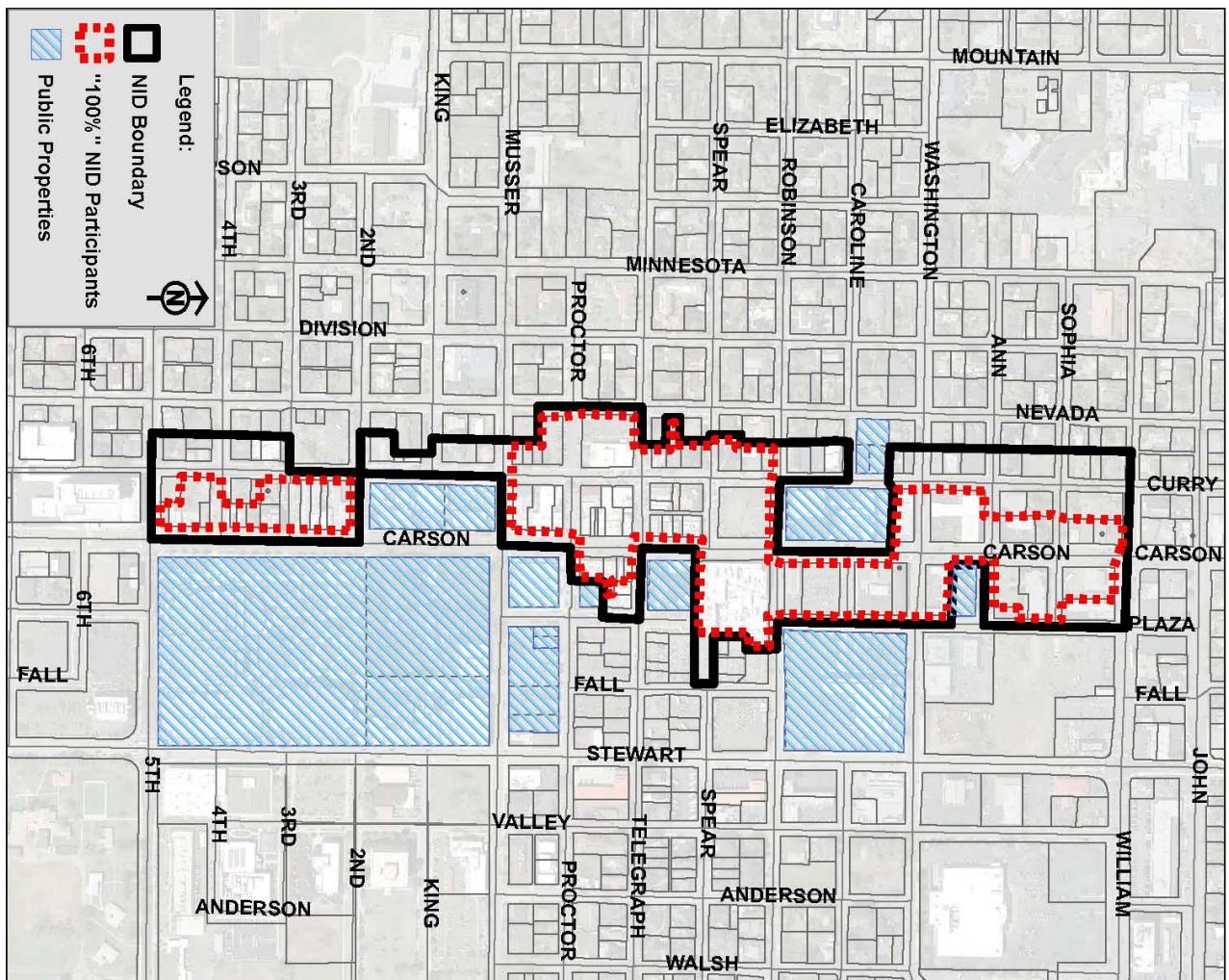
- FY 2020 Assessment: \$52,831
- FY 2021 Baseline Assessment: \$54,046 *

* Based on 2019 CPI of 2.3%

Proposed 5-Year Assessment Plan

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Beginning Fund Balance	\$109,325	\$91,804	\$73,881	\$55,545	\$36,788
City's Required Contribution *	\$27,081	\$27,704	\$28,341	\$28,993	\$29,660
Downtown NID Assessment *	\$45,399	\$46,443	\$47,511	\$48,604	\$49,722
Estimated Expenses *	\$90,000	\$92,070	\$94,188	\$96,354	\$98,570
Ending Fund Balance (Roll-Forward)	\$91,804	\$73,881	\$55,545	\$36,788	\$17,599
20% of Expenses Reserves Target	\$18,000	\$18,414	\$18,838	\$19,271	\$19,714

* Assumes continued 2.3% CPI increase and 2.3% maintenance expense increase.



DOWNTOWN NEIGHBORHOOD IMPROVEMENT DISTRICT

Exhibit A