

APN:

Doc # 547689

Recorded 6/17/2024 11:05 AM

Requested By: CLERK TO BOARD

Carson City - NV

William "Scott" Hoen Clerk-Recorder

Pg 1 of 8 Fee: \$0.00

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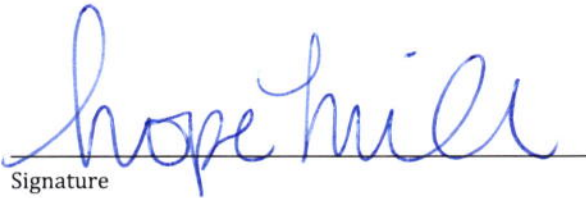
FOR RECORDER'S USE ONLY

RESOLUTION NO. 2024-R-10

Ratifying the City Engineer's Fiscal Year 2025 amended assessment roll for
the Downtown Neighborhood Improvement District (DNID)

☐ I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby
submitted for recording does not contain personal information of any person or persons.
(NRS 239B.030)

☐ I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby
submitted for recording does contain personal information of a person or persons as required by
law. State specific law: _____


Signature

Hope Mills- Chief Deputy Clerk
Print Name & Title

WHEN RECORDED MAIL TO:

Carson City
885 E. Musser Street, suite 1032
Carson City, NV 89701

RESOLUTION NO. 2024-R-10

A RESOLUTION RATIFYING THE CITY ENGINEER'S FISCAL YEAR ("FY") 2025 AMENDED ASSESSMENT ROLL FOR THE DOWNTOWN NEIGHBORHOOD IMPROVEMENT DISTRICT ("DNID"); CONFIRMING THE DNID AMENDED ASSESSMENT ROLL, DISPENSING WITH COMPLAINTS, PROTESTS AND OBJECTIONS TO THE ASSESSMENT AND AMENDED ASSESSMENT ROLL, FINDING NO HARDSHIP DEFERRALS ARE WARRANTED, AND AUTHORIZING CARSON CITY STAFF TO GIVE NOTICE OF THE ASSESSMENT AND TAKE ANY OTHER NECESSARY ACTIONS TO EFFECTUATE THE ASSESSMENT.

WHEREAS, the Carson City Board of Supervisors adopted Ordinance No. 2016-1 pursuant to NRS Chapter 271 establishing the DNID on January 7, 2016, to help pay for the ongoing maintenance of the street beautification project known as the Downtown Streetscape Enhancement Project, and amended that ordinance through Ordinance No. 2023-7;

WHEREAS, the Board of Supervisors is required to amend the assessment rolls each year for a neighborhood improvement district setting forth the estimate of expenditures and the assessment due for the year;

WHEREAS, the City Engineer is required to prepare an amendment to the assessment roll assessing an amount not greater than the estimated cost of expenditures against the benefited property and to present it to the Board of Supervisors at a meeting prior to adopting the amended assessment roll;

WHEREAS, the Board of Supervisors conducted a public meeting on May 16, 2024 to review a report from the City Engineer estimating the FY 2025 DNID amended assessment roll and identifying the cost to be paid by the DNID for the maintenance of the streetscape improvements within the DNID area in accordance with NRS Chapter 271; and

WHEREAS, the Carson City Board of Supervisors considered hardship determinations and complaints, protests and objections at its meeting of May 16, 2024, in accordance with the provisions of Chapter 271 of NRS; and

WHEREAS, no one submitted a hardship request and no one submitted a complaint, protest or objection to the assessments or the amended assessment roll.

NOW, THEREFORE, the Carson City Board of Supervisors hereby resolves that:

1. Pursuant to NRS 271.307, the City Engineer's amended assessment roll for FY 2025 for the DNID is hereby ratified. The assessment roll contains, among other things:

- (a) The name and address of each last-known owner of each lot, tract or parcel of land to be assessed; or if not known, that the name of the owner is “unknown”; and
 - (b) A description of each lot, tract or parcel of land to be assessed, and the amount of the proposed assessment thereon, apportioned upon the basis of assessment heretofore determined by Ordinance Nos. 2016-1 and 2023-7.
- 2. The ratified amended assessment roll for the DNID for FY 2025 is hereby confirmed and levied on the property owners in the DNID. The aggregate assessment to be paid by the property owners in the DNID in FY 2025 is a total of \$51,034, to be divided among the property owners assessed as provided by the City Engineer’s certified amended assessment roll dated April 24, 2024 (Exhibit A hereto).
- 3. No complaints, protests or objections to the assessments or the amended assessment roll were received at the public hearing for such matters on May 16, 2024, and all complaints, protests and objections to the assessment or the amended assessment roll are hereby dispensed with.
- 4. No applications for a hardship determination were received by the date of the public hearing for such matters on May 16, 2024, and the Board of Supervisors hereby determines that no deferments for hardships are warranted.
- 5. The amended assessment roll ratified herein shall be furnished to the Carson City Treasurer and the Carson City Clerk-Recorder, including the City Engineer’s certificate in the form provided in NRS 271.375, for recording by the Office of the Clerk-Recorder.
- 6. City staff is hereby authorized and directed to provide notice of the assessment to the owner of each tract being assessed and take all other action necessary or appropriate to effectuate the provisions of this resolution. The notice must set forth the date on which the assessment is due and instructions for paying the assessment.

ADOPTED this 6th day of June 2024.

AYES: Supervisor Stacey Giomi
 Supervisor Maurice White
 Supervisor Curtis Horton
 Supervisor Lisa Schuette
 Mayor Lori Bagwell

NAYES: None

ABSENT: None

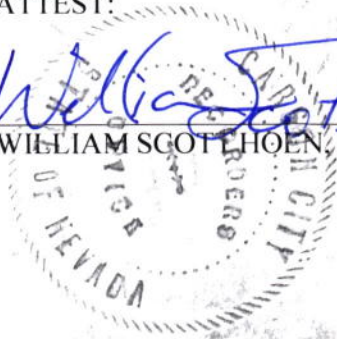


LORI BAGWELL, Mayor

ATTEST:



WILLIAM SCOTT HOHN, Clerk-Recorder



Downtown Neighborhood Improvement District
FY 2025
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.



Randall Rice, PE
City Engineer

Dated at Carson City, Nevada, **April 23, 2024.**

			Non-Res.	Specia	% total	Assessment
			Bldg size	Benefit Factor	bldg size	\$
Parcel No	Property Location	Owner Name				
WEST SIDE OF CARSON ST						
<u>W WILLIAMS AND N CARSON</u>	00118499	HEIDI'S DUTCH MILL	2,259	100%	2,259	0.50% \$ 253
	00118407	ROSENTHAL, DONALD M ET AL	-	100%	-	0.00% \$ -
	00118408	TERVEER, JOHN & BELL, MICHELLE	1,500	100%	1,500	0.33% \$ 168
	00118802	BROGISH LLC	516	100%	516	0.11% \$ 58
	00118804	BROOKS, BENTLEY Y & MONICA	2,100	100%	2,100	0.46% \$ 235
	00119401	MAFFI, JOE ROBERT	37,838	100%	37,838	8.30% \$ 4,238
	00328304	KAPLAN FAMILY TRUST	19,927	100%	19,927	4.37% \$ 2,232
	00322301	ADAMS CARSON LLC	-	100%	-	0.00% \$ -
	00322402	NORTHERN NV COMSTOCK INV LLC	5,439	100%	5,439	1.19% \$ 609
	00322403	DOUGLASS DEVELOPMENT LLC	2,552	100%	2,552	0.56% \$ 286
<u>W SPEGAR AND N CARSON</u>	00322404	CHANEY, EUGENE FAM LIMITED PART	2,769	100%	2,769	0.61% \$ 310
	00322409	CHANEY, EUGENE FAM LIMITED PART	5,951	100%	5,951	1.31% \$ 667
	00322902	320 NORTH CARSON STREET LLC	2,690	100%	2,690	0.59% \$ 301
	00322903	COLE, JEFFREY N & DENISE M	13,441	100%	13,441	2.95% \$ 1,505
	00322904	SCHMIDT, MARK & KIMBERLY TRUST	1,020	100%	1,020	0.22% \$ 114
	00322905	SCHMIDT, MARK & KIMBERLY TRUST	1,275	100%	1,275	0.28% \$ 143
	00322906	ADAMS 302 CARSON LLC	2,053	100%	2,053	0.45% \$ 230
	00322907	ADAMS 302 CARSON LLC	8,748	100%	8,748	1.92% \$ 980
	00321301	CARSON INCUBATOR I LLC	8,390	100%	8,390	1.84% \$ 940
	00321302	WARREN, RICHARD & WARREN, DC TR	11,519	100%	11,519	2.53% \$ 1,290
<u>SECOND AND S CARSON</u>	00321303	KNASIAK, JAMES W & BETTY TRUST	9,426	100%	9,426	2.07% \$ 1,056
	00311206	LOPICCOLO FAMILY 1998 TRUST	10,243	100%	10,243	2.25% \$ 1,147
	00311203	BODIE NEVADA TRUST 12/27/11	1,924	100%	1,924	0.42% \$ 215
	00311204	MERCURY CLEANERS INC	5,746	100%	5,746	1.26% \$ 644
<u>THIRD AND S CARSON</u>	00311205	LOPICCOLO FAMILY 1998 TRUST	5,685	100%	5,685	1.25% \$ 637
	00311309	LOPICCOLO INVESTMENTS LLC	12,906	100%	12,906	2.83% \$ 1,445
	00311310	BERNARD LLC	-	100%	-	0.00% \$ -
	00311311	BERNARD LLC	2,890	100%	2,890	0.63% \$ 324
<u>FOURTH AND S CARSON</u>	00311312	BERNARD LLC	1,925	100%	1,925	0.42% \$ 216
	00311602	BORTOLIN LLC	0	100%	-	0.00% \$ -
	00311601	BORTOLIN LLC	4,208	100%	4,208	0.92% \$ 471
	00311605	NEVADA BUILDERS ALLIANCE	2,180	100%	2,180	0.48% \$ 244
EAST SIDE OF CARSON ST						
<u>E WILLIAMS AND N CARSON</u>	00216503	MAPP ENTERPRISES, INC	1,653	100%	1,653	0.36% \$ 185
	00216502	B P HOTEL, LLC	31,890	100%	31,890	7.00% \$ 3,572
	00216501	B P HOTEL, LLC	-	100%	-	0.00% \$ -
<u>ANN AND N CARSON</u>	00216402	CAPITAL CITY FLATS LLC	10,531	100%	10,531	2.31% \$ 1,179
	00426101	CARSON LODGE #1 - MASONIC LODGE	739	100%	739	0.16% \$ 83
	00426102	LAMKIN, ROBERT L & ROBERTA J	1,731	100%	1,731	0.38% \$ 194
<u>EAST CAROLINE AND N CARSON</u>	00426301	ADAMS CARSON LLC	-	100%	-	0.00% \$ -

FY 2025 Downtown Neighborhood Improvement District Maintenance Engineer's Assessment Roll

EXHIBIT A

<u>E ROBINSON AND N CARSON</u>	00426302	601 N CARSON ST	PARDINI FAMILY PROPERTIES LLC	3,920	100%	3,920	0.86%	\$ 439
	00421111	507 N CARSON ST	ADAMS CARSON LLC	79,378	100%	79,378	17.42%	\$ 8,890
	00421402	E SPEAR ST	ADAMS CARSON LLC	-	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%	\$ 484
	00421504	315 N CARSON ST	YAPLE, JON M AND JEANNE	1,958	100%	1,958	0.43%	\$ 219
	00421508	311 N CARSON ST	JOHNSON, THOMAS Y AND LINDA E	7,644	100%	7,644	1.68%	\$ 856
	00421506	301 N CARSON ST	JOHNSON FAMILY REV TR 1/31/92	9,282	100%	9,282	2.04%	\$ 1,040
CURRY STREET FRONTAGE - EAST								
<u>W WILLIAM AND N CURRY</u>	00118409	1007 N CURRY STREET	NDBT PROPERTIES LLC	4,506	75%	3,380	0.74%	\$ 379
	00118801	115 W SOPHIA	BROGISH LLC	-	75%	-	0.00%	\$ -
	00118803	110 W ANN	PROPERTY MANAGEMENT, CARSON CITY	-	100%	-	0.00%	\$ -
<u>SPEAR AND N CURRY</u>	00322401	411 N CURRY ST	NORTHERN NEVADA COMSTOCK INVEST	9,467	100%	9,467	2.08%	\$ 1,060
	00322407	407 N CURRY ST	OLD GLOBE SALOON INC	1,641	100%	1,641	0.36%	\$ 184
	00322406	110 W TELEGRAPH ST	JONES, K & M TRUST	6,160	100%	6,160	1.35%	\$ 690
<u>W TELEGRAPH AND N CURRY</u>	00322408	108 W TELEGRAPH ST	CROWELL ENTERPRISES INC	2,311	100%	2,311	0.51%	\$ 259
	00322901	111 W TELEGRAPH ST	BRUUN-ANDERSEN FAMILY EST TRUST	11,019	100%	11,019	2.42%	\$ 1,234
	00311315	S CURRY / THIRD	LOPICCOLO INVESTMENTS LLC	1,080	100%	1,080	0.24%	\$ 121
<u>THIRD AND N CURRY</u>	00311399	W THIRD ST	LOPICCOLO INVESTMENTS LLC	-	100%	-	0.00%	\$ -
	00311313	110 W FOURTH ST	BERNARD LLC	-	100%	-	0.00%	\$ -
	00311314	309 S CURRY ST	BERNARD LLC	-	100%	-	0.00%	\$ -
<u>W FOURTH AND N CURRY</u>	00311606	114 W FIFTH ST	NEVADA BUILDERS ALLIANCE	-	100%	-	0.00%	\$ -
	00118302	1012 N CURRY ST	SHEERIN, MARY J & SHEERIN, ETAL	-	75%	-	0.00%	\$ -
	00118304	1008 N CURRY ST	FOUR WINDS, LLC	924	75%	693	0.15%	\$ 78
<u>SOPHIA AND N CURRY</u>	00118306	1002 N CURRY ST	LORENZ, ALLEN R TRUST 1/19/07	2,053	75%	1,540	0.34%	\$ 172
	00118707	910 N CURRY ST	C & A INVESTMENTS LLC	-	75%	-	0.00%	\$ -
	00118705	904 N CURRY ST	T C J ENTERPRISES LLC	936	75%	702	0.15%	\$ 79
<u>ANN AND N CURRY</u>	00119302	812 N CURRY ST	ADAMS 800 N CURRY LLC	-	75%	-	0.00%	\$ -
	00119305	808 N CURRY ST	ADAMS 800 N CURRY LLC	-	75%	-	0.00%	\$ -
	00119306	802 N CURRY ST	ADAMS 800 N CURRY LLC	-	75%	-	0.00%	\$ -
<u>W WASHINGTON AND N CURRY</u>	00328202	714 N CURRY ST	MKR VENTURES LLC	1,433	100%	1,433	0.31%	\$ 160
	00328203	710 N CURRY ST	GRAVES, BRANDI & JONES, LINDSEY	1,250	100%	1,250	0.27%	\$ 140
	00328502	201 W CAROLINE ST	CARSON HEIGHTS LLC	11,684	100%	11,684	2.56%	\$ 1,309
<u>W CAROLINE AND N CURRY</u>	00328503	N CURRY ST	CARSON HEIGHTS LLC	-	100%	-	0.00%	\$ -
	00328504	602 N CURRY ST	CHIM MARK H K & MARILYN M	2,446	100%	2,446	0.54%	\$ 274
	00322202	512 N CURRY ST	KLETTE S & M E FAMILY TRUST	713	100%	713	0.16%	\$ 80
<u>W ROBINSON AND N CURRY</u>	00322203	508 N CURRY ST	RPJ NV LLC	2,448	100%	2,448	0.54%	\$ 274
	00322204	204 W SPEAR ST	BENGOCHEA LLC	3,307	100%	3,307	0.73%	\$ 370
	00322510	412 N CURRY ST	CAIN GARY	528	100%	528	0.12%	\$ 59
<u>W SPEAR AND N CURRY</u>	00322503	402 N CURRY ST	PRUETT FAMILY TRUST 6/10/04	2,297	100%	2,297	0.50%	\$ 257
	00322506	405 N NEVADA ST	PRUETT FAMILY TRUST	1,309	100%	1,309	0.29%	\$ 147
	00322802	308 N CURRY ST	ADAMS 308 N CURRY LLC	21,826	100%	21,826	4.79%	\$ 2,445
<u>W TELEGRAPH AND N CURRY</u>	00321206	234 N CURRY ST	ADAMS 308 N CURRY LLC	-	100%	-	0.00%	\$ -
	00321203	208 N CURRY ST	PLATINUM QUAIL LLC SERIES A	1,853	100%	1,853	0.41%	\$ 208

FY 2025 Downtown Neighborhood Improvement District Maintenance Engineer's Assessment Roll

EXHIBIT A

<u>W MUSSEY AND N CURRY</u>	00321204	206 N CURRY ST	CC CONCIERGE LLC	1,333	100%	1,333	0.29%	\$	149
	00321205	202 N CURRY ST	WARREN, RICHARD AND WARREN DC TR	1,242	100%	1,242	0.27%	\$	139
	00321502	112 N CURRY ST	CURRY MUSSEY PROCTOR & GREEN LLC	1,303	75%	977	0.21%	\$	109
	00321504	102 N CURRY ST	NEVADA PRESS FOUNDATION	3,541	75%	2,656	0.58%	\$	297
<u>W KING AND N CURRY</u>	00321710	201 W KING ST	201 W KING STREET LLC	2,788	75%	2,091	0.46%	\$	234
	00321711	106 S CURRY ST	JOOST, KAREN	954	75%	716	0.16%	\$	80
	00321713	110 S CURRY ST	SUMMO, DONALD W & EILENE H TR	1,123	75%	842	0.18%	\$	94
	00311401	300 S CURRY ST	SIERRA NV ASSOC OF REALTORS INC	5,528	100%	5,528	1.21%	\$	619
<u>W SECOND AND S CURRY</u>	00311403	314 S CURRY ST	SIERRA NV ASSOC OF REALTORS INC	-	100%	-	0.00%	\$	-
	00311404	310 S CURRY ST	BROWN, RANDY J INVESTMENTS LLC	1,419	100%	1,419	0.31%	\$	159
	00311503	201 W FOURTH ST	BROWN, RANDY J INVESTMENTS LLC	-	100%	-	0.00%	\$	-
	00311505	202 W FIFTH ST	LANGSON, DON K	-	100%	-	0.00%	\$	-
PLAZA STREET FRONTAGE	00311502	205 W FOURTH ST	BROWN, RANDY J INVESTMENTS LLC	-	75%	-	0.00%	\$	-
	00216504	1000 N PLAZA STREET	M & M BIGUE INVESTMENTS LLC	5,239	75%	3,929	0.86%	\$	440
	00216505	110 E ANN STREET	SALAS, ANGELICA	2,465	75%	1,849	0.41%	\$	207
	00421502	107 E TELEGRAPH	T.L.A.C.P., LLC	2,150	75%	1,613	0.35%	\$	181
<u>E TELEGRAPH AND PLAZA</u>	00421501	111 E TELEGRAPH	WONG FAMILY TRUST 11/22/97	2,948	75%	2,211	0.49%	\$	248
Total				463,391	Actual	455,658	100%	\$	51,034