



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, 2026

This budget contains 1 funds, including Debt Service, requiring property tax revenues totaling \$ 4,338,966

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 \$ 8,129,954 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

Sheri Russell-Benabou

Dated:

5/16/2025

APPROVED BY THE GOVERNING BOARD

Don Bagwell
CA Zlot
W. S. S. S. S. S.
Robert S. Shonie
Kisa Schmitt

SCHEDULED PUBLIC HEARING:

Date and Time May 27, 2025, 8:30 am

Publication Date May 14, 2025

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
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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 2025-26 for the Carson City local government including Carson City and Carson City Redevelopment Authority will be held as follows: DAY: TUESDAY DATE: MAY 27, 2025 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 14, 2025 Ad # 52574	

**CARSON CITY REDEVELOPMENT AUTHORITY
BUDGET
FY 2025-26
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Community Development Department

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

Date: May 27, 2025

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 2026. 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 2026 Redevelopment Authority budget contains three governmental funds with total expenditures of \$8,129,954.

The ad valorem property tax rate has been established at \$3.1275 per \$100 of assessed valuation for FY 2026. The assessed valuation in the Redevelopment District is \$194,393,802 for FY 2026.

The Redevelopment Authority Fund is financially stable for FY 2026.

In preparing the 2026 budget, staff, recognizing the space needs of the City, recommended limiting the funding for new projects and allocating funds to the undesignated line item. This deliberate action is intended to make money available for the space needs of the City.

FY 2025 Current Year Achievements

- ADA Improvements to the Bob Boldrick Theater and Lobby – Design work.
- Support street closures to support special events.
- 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
- Replace Light Boards at Bob Boldrick Theater.
- Appion Intersection Improvements.
- North Carson Street Complete Streets Design.
- Roberts House Exterior Door.
- JAC Downtown Transit Center

FY 2026 Initiatives

Staff recommends funding the following initiatives for Redevelopment Areas 1 and 2 in FY 2026.

- Mills Park Walkways
- ADA Improvements to the Bob Boldrick Theater and Lobby

- Annual Sidewalk and ADA Improvements
- Support street closures to support special events.
- 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
- Appion Intersection Improvements. (roll funds forward)
- North Carson Street Complete Streets Design. (roll funds forward)
- JAC Downtown Transit Center
- William Street Corridor Improvements (roll funds forward)
- Enhanced Crosswalk Safety Improvements
- Courthouse Redesign/Remodel – Additional Justice Court necessary as in FY 2026, the City will have a population greater than 60,000
- Park Sign
- Courthouse Intercom System

BUDGET SUMMARY FOR: CARSON CITY REDEVELOPMENT AUTHORITY
SCHEDULE S-1

	GOVERNMENTAL FUND TYPES & EXPENDABLE TRUST FUNDS				
	ACTUAL PRIOR YEAR 6/30/24 (1)	EST. CURRENT YEAR 6/30/25 (2)	BUDGET YEAR 6/30/26 (3)	PROPRIETARY FUNDS BUDGET YEAR 6/30/26 (4)	TOTAL (MEMO ONLY) COLS. 3+4 (5)
REVENUES:					
Property Taxes	4,080,630	4,132,349	4,338,966	-	4,338,966
Other Taxes	-	-	-	-	-
Licenses and permits	-	-	-	-	-
Intergovernmental resources	-	-	-	-	-
Charges for services	-	-	-	-	-
Fines and forfeits	-	-	-	-	-
Miscellaneous	393,072	111,847	38,000	-	38,000
				-	
TOTAL REVENUES	4,473,702	4,244,196	4,376,966	-	4,376,966
EXPENDITURES/EXPENSES:					
General government	433,230	587,958	606,982	-	606,982
Judicial	-	-	-	-	-
Public safety	-	-	-	-	-
Public works	-	-	-	-	-
Health	-	-	-	-	-
Sanitation	-	-	-	-	-
Welfare	-	-	-	-	-
Culture and recreation	-	-	-	-	-
Community support	1,650,321	6,811,918	7,522,972	-	7,522,972
Intergovernmental expenditures	-	-	-	XXXXXXXXXXXX	-
Contingencies	XXXXXXXXXXXX	XXXXXXXXXXXX	-	-	-
Utility enterprises	-	-	-	-	-
Hospitals	-	-	-	-	-
Transit systems	-	-	-	-	-
Airports	-	-	-	-	-
Other enterprises	-	-	-	-	-
Debt Service: - Principal retirement	0	0	0	XXXXXXXXXXXX	0
Interest costs	0	0	0	0	0
TOTAL EXPENDITURES/EXPENSES	2,083,551	7,399,876	8,129,954	-	8,129,954
Excess of revenues over (under)					
Expenditures/Expenses	2,390,151	(3,155,680)	(3,752,988)	-	(3,752,988)

BUDGET SUMMARY FOR CARSON CITY REDEVELOPMENT AUTHORITY
SCHEDULE S-1 (CON'T)

GOVERNMENTAL FUND TYPES & EXPENDABLE TRUST FUNDS					
	ACTUAL PRIOR YEAR 6/30/24 (1)	EST. CURRENT YEAR 6/30/25 (2)	BUDGET YEAR 6/30/26 (3)	PROPRIETARY FUNDS BUDGET YEAR 6/30/26 (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	3,861,686	5,009,250	4,353,966	-	XXXXXXXXXXXX
Transfers out	(3,861,686)	(5,009,250)	(4,353,966)	-	XXXXXXXXXXXX
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	XXXXXXXXXXXX
Excess of revenues & other sources over (under) Expenditures and other uses	2,390,151	(3,155,680)	(3,752,988)	XXXXXXXXXXXX	XXXXXXXXXXXX
FUND BALANCES, JULY 1 (BEGINNING OF YEAR)	4,718,517	7,108,668	3,952,988	XXXXXXXXXXXX	XXXXXXXXXXXX
Prior Period Adjustments	-	-	-	XXXXXXXXXXXX	XXXXXXXXXXXX
Residual Equity Transfers	-	-	-	XXXXXXXXXXXX	XXXXXXXXXXXX
TOTAL ENDING FUND BALANCE	7,108,668	3,952,988	200,000	XXXXXXXXXXXX	XXXXXXXXXXXX

FULL TIME EQUIVALENT EMPLOYEES BY FUNCTION

	ACTUAL PRIOR YEAR ENDING 6/30/24	ESTIMATED CURRENT YEAR ENDING 6/30/25	BUDGET YEAR ENDING 6/30/26
General Government	2.94	2.94	2.84
Public Safety	-	-	-
Judicial	-	-	-
Public Works	-	-	-
Sanitation	-	-	-
Health	-	-	-
Welfare	-	-	-
Culture and Recreation	-	-	-
Community Support	-	-	-
TOTAL GENERAL GOVERNMENT	2.94	2.94	2.84
Utilities	-	-	-
Hospitals	-	-	-
Transit Systems	-	-	-
Airports	-	-	-
Other	-	-	-
TOTAL	2.94	2.94	2.84

POPULATION (AS OF JULY 1)	58,314	58,923	60,266
Source*	Dept. of Taxation	Dept. of Taxation	Dept. of Taxation
Assessed Valuation excluding Net Proceeds of Mines (See attached explanation)	163,644,886	189,717,962	194,393,802
Net Proceeds of Mines			
Total Assessed Value	163,644,886	189,717,962	194,393,802
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.

Page: 6
Schedule S-2

PROPERTY TAX RATE AND REVENUE RECONCILIATION

Fiscal Year 2025-2026

	(1) ALLOWED TAX RATE	(2) ASSESSED VALUATION	(3) ALLOWED AD VALOREM REVENUE [(1) X (2)/100]	(4) TAX RATE LEVIED	(5) TOTAL AD VALOREM REVENUE WITH NO CAP [(2) X (4)/100]	(6) AD VALOREM TAX ABATEMENT	(7) BUDGETED AD VALOREM REVENUE WITH CAP
OPERATING RATE:							
A. PROPERTY TAX Subj to Revenue Limitations	3.1275	194,393,802	6,079,666	3.1275	6,079,666	1,740,700	4,338,966
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,I	3.1275	XXXXXXXXXX	6,079,666	3.1275	6,079,666	1,740,700	4,338,966
N. Debt		XXXXXXXXXX	0		0		0
O. TOTAL M AND N *	3.1275	XXXXXXXXXX	6,079,666	3.1275	6,079,666	1,740,700	4,338,966

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

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Schedule S-3

* 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.

BUDGET SUMMARY FOR: CARSON CITY REDEVELOPMENT AUTHORITY

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Schedule A

SCHEDULE A-2 - PROPRIETARY AND NONEXPENDABLE TRUST FUNDS

Budget for Fiscal Year Ending June 30, 2026

BUDGET SUMMARY FOR: CARSON CITY REDEVELOPMENT AUTHORITY

FUND NAME	*	OPERATING REVENUES (1)	OPERATING EXPENSES** (2)	NONOPERATING REVENUES (3)	NONOPERATING EXPENSES (4)	TRANSFERS		NET INCOME (7)
						IN (5)	OUT (6)	
NONE								
TOTAL		0	0	0	0	0	0	0

*FUND TYPES:
 E - Enterprise
 I - Internal Service
 N - Nonexpendable Trust
 ** Including Depreciation

<u>REVENUES</u>	ACTUAL PRIOR YEAR ENDING 6/30/2024	ESTIMATED CURRENT YEAR ENDING 6/30/2025	BUDGET YEAR ENDING 6/30/2026	
			TENTATIVE APPROVED	FINAL APPROVED
MISCELLANEOUS				
Interest Earnings	6,975	1,000	1,000	1,000
Other	8,455	12,347	12,000	12,000
SUBTOTAL	15,430	13,347	13,000	13,000
OTHER FINANCING SOURCES				
TRANSFERS IN (Sched T)				
Tax Increment Fund	431,024	456,699	597,424	593,982
SUBTOTAL	431,024	456,699	597,424	593,982
SUBTOTAL, REVENUE ALL SOURCES	446,454	470,046	610,424	606,982
BEGINNING FUND BALANCE	124,688	137,912	20,000	20,000
Prior Period Adjustment	-	-	-	-
Residual Equity Transfer	-	-	-	-
TOTAL BEGINNING FUND BALANCE	124,688	137,912	20,000	20,000
TOTAL RESOURCES	571,142	607,958	630,424	626,982
<u>EXPENDITURES</u>				
GENERAL GOVERNMENT				
OTHER				
Salaries & Wages	192,138	238,318	246,916	242,984
Employee Benefits	98,618	119,106	128,527	128,527
Services & Supplies	142,474	230,534	234,981	235,471
Capital Outlay	-	-	-	-
SUBTOTAL	433,230	587,958	610,424	606,982
OTHER USES				
Transfers Out	-	-	-	-
SUBTOTAL	-	-	-	-
ENDING FUND BALANCE	137,912	20,000	20,000	20,000
TOTAL FUND COMMITMENTS AND FUND BALANCE	571,142	607,958	630,424	626,982

CARSON CITY REDEVELOPMENT AUTHORITY
SCHEDULE B - ADMINISTRATIVE FUND

<u>REVENUES</u>	ACTUAL PRIOR YEAR ENDING 6/30/2024	ESTIMATED CURRENT YEAR ENDING 6/30/2025	BUDGET YEAR ENDING 6/30/2026	
			TENTATIVE APPROVED	FINAL APPROVED
MISCELLANEOUS				
Interest Earnings	226,611	80,000	10,000	10,000
Other	75,000	3,500	-	-
SUBTOTAL	301,611	83,500	10,000	10,000
OTHER FINANCING SOURCES				
TRANSFERS IN (Sched T)				
Redevelopment Tax Increment Fund	3,430,662	4,552,551	3,756,542	3,759,984
SUBTOTAL	3,430,662	4,552,551	3,756,542	3,759,984
SUBTOTAL, REVENUE ALL SOURCE	3,732,273	4,636,051	3,766,542	3,769,984
BEGINNING FUND BALANCE	3,946,903	6,028,855	100,000	3,852,988
Prior Period Adjustment	-	-	-	-
Residual Equity Transfer	-	-	-	-
TOTAL BEGINNING FUND BALANCE	3,946,903	6,028,855	100,000	3,852,988
TOTAL RESOURCES	7,679,176	10,664,906	3,866,542	7,622,972
<u>EXPENDITURES</u>				
COMMUNITY SUPPORT				
ECONOMIC DEVELOPMENT				
Services & Supplies	1,027,833	1,213,148	1,006,547	1,211,547
Capital Outlay	622,488	5,598,770	2,759,995	6,311,425
SUBTOTAL	1,650,321	6,811,918	3,766,542	7,522,972
OTHER USES				
Transfers Out (RDA Administration)	-	-	-	-
SUBTOTAL	-	-	-	-
ENDING FUND BALANCE	6,028,855	3,852,988	100,000	100,000
TOTAL FUND COMMITMENTS AND FUND BALANCE	7,679,176	10,664,906	3,866,542	7,622,972

CARSON CITY REDEVELOPMENT AUTHORITY
SCHEDULE B - REVOLVING FUND

<u>REVENUES</u>	ACTUAL PRIOR YEAR ENDING 6/30/2024	ESTIMATED CURRENT YEAR ENDING 6/30/2025	BUDGET YEAR ENDING 6/30/2026	
			TENTATIVE APPROVED	FINAL APPROVED
TAXES				
Ad Valorem	4,080,630	4,132,349	4,338,966	4,338,966
SUBTOTAL	4,080,630	4,132,349	4,338,966	4,338,966
MISCELLANEOUS				
Interest	76,031	15,000	15,000	15,000
SUBTOTAL	76,031	15,000	15,000	15,000
SUBTOTAL, REVENUE ALL SOURCES	4,156,661	4,147,349	4,353,966	4,353,966
BEGINNING FUND BALANCE	646,926	941,901	80,000	80,000
Prior Period Adjustments	-	-	-	-
Residual Equity Transfers	-	-	-	-
TOTAL BEGINNING FUND BALANCE	646,926	941,901	80,000	80,000
TOTAL AVAILABLE RESOURCES	4,803,587	5,089,250	4,433,966	4,433,966
<u>EXPENDITURES</u>				
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	431,024	456,699	597,424	593,982
Revolving Fund	3,430,662	4,552,551	3,756,542	3,759,984
SUBTOTAL	3,861,686	5,009,250	4,353,966	4,353,966
ENDING FUND BALANCE	941,901	80,000	80,000	80,000
TOTAL COMMITMENTS & FUND BALANCE	4,803,587	5,089,250	4,433,966	4,433,966

CARSON CITY REDEVELOPMENT AUTHORITY
SCHEDULE C - DEBT SERVICE FUND

THE ABOVE DEBT IS REPAYED BY AD VALOREM TAXES

Transfer Schedule for Fiscal Year 2025-2026

TRANSERS IN					
FUND TYPE	TO FUND	PAGE	FROM FUND	PAGE	AMOUNT
GENERAL FUND					
Subtotal					
SPECIAL REVENUE FUNDS:	ADMINISTRATIVE	11	TAX INCREMENT	13	593,982
Subtotal					593,982
CAPITAL PROJECTS FUNDS:					
Subtotal	REVOLVING	12	TAX INCREMENT	13	3,759,984
EXPENDABLE TRUST FUNDS:					3,759,984
Subtotal					

TRANSFERS OUT					
FROM FUND	PAGE	TO FUND	PAGE	AMOUNT	

TRANSFERS OUT

TRANSERS IN

FUND TYPE	TO FUND	PAGE	FROM FUND	PAGE	PAGE AMOUNT
DEBT SERVICE:					
Subtotal					
ENTERPRISE FUNDS					
Subtotal					
INTERNAL SERVICE					
Subtotal					
RESIDUAL EQUITY TRANSFERS:					
Subtotal					
TOTAL TRANSFERS					4,353,966

FM FUND	PAGE	TO FUND	PAGE	AMOUNT
TAX INCREMENT	13	REVOLVING	12	3,759,984
TAX INCREMENT	13	ADMINISTRATIVE	11	593,982
				4,353,966
				4,353,966