

**City of Carson City
Request for Board Action**

Date Submitted: 4/27/10

Agenda Date Requested: 5/06/10

Time Requested: 30 minutes

To: Carson City Redevelopment Authority

From: Nick Providenti, Director of Finance
Lawrence A Werner P.E., P.L.S., City Manager

Subject Title: Presentation of the proposed 2010-11 Fiscal Year budget for the Carson City Redevelopment Authority.

Staff Summary: Staff will present the Redevelopment Authority budget along with the assumptions used to build the budget.

Type of Action Requested: (check one)

☐ Resolution

☐ Ordinance

☐ Formal Action/Motion

☒ Other (Specify)

Does this action require a Business Impact Statement: ☐ Yes ☒ No

Recommended Board Action: Presentation only, no action required.

Explanation for Recommended Board Action: N/A

Applicable Statute, Code, Policy Rule or Regulation: NRS 354.598

Fiscal Impact: See budget document.

Explanation of Impact: See budget document.

Funding Source: See budget document.

Supporting Material: Budget, memo's and supporting documentation.

Alternatives: To approve or amend final budget.

Prepared By: Nick Providenti

Reviewed By : Shahid Shaukat Date: 4/27/10
(Department Head)
: [Signature] Date: 4/27/10
(City Manager)
: [Signature] Date: 4/27/10
(District Attorney)
: Shahid Shaukat Date: 4/27/10
(Finance Director)

Board Action Taken:

Motion: _____ 1) _____ Aye/Nay
2) _____

(Vote Recorded By)



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMO TO: Board of Supervisors
Larry Werner, City Manager

FROM: Nick Providenti, Finance Director *NP*

DATE: April 26, 2010

RE: FY 2011 Redevelopment Budget Analysis

REVENUE ASSUMPTIONS

Property Taxes – Budgeted Property Tax Revenues are expected to decrease about \$85,417 to \$2,016,144 for FY 2011 – this is due to an increase in the “carve out” debt service amounts due to the school district and decreases in land values in the District that caused assessed value to decrease from \$99,404,720 in FY 2010 to \$86,695,671 in FY 2011.

EXPENDITURES

We built the FY 2011 budget as follows:

1. Salaries/Benefits – We charged 100% of the Office of Business Development to the Redevelopment Budget. Total salaries and benefits for FY 2011 total \$431,060.
2. Debt Service – Principal and interest amounts total \$370,450 for FY 2011.
3. The General Fund Internal Service Charge for FY 2011 is \$246,543.
4. Incentives –
 - I have budgeted \$278,000 in incentives in the Redevelopment Revolving fund for FY 2011.
 - I have budgeted \$200,000 in Special Events/Incentives in the Redevelopment Administration Fund. (Note – both of these amounts are discretionary and can be changed if the Board desires)
5. We budgeted \$480,000 in reimbursements to the general fund – for the repayment of the Michael Hohl incentive.

DEPARTMENT OF FINANCE

201 North Carson Street, Suite #3, Carson City, NV 89701 - (775) 887-2133 (775) 887-2107 fax



STATE OF NEVADA
DEPARTMENT OF TAXATION

Web Site: <http://tax.state.nv.us>

1550 College Parkway, Suite 115
Carson City, Nevada 89706-7937
Phone: (775) 684-2000 Fax: (775) 684-2020

RENO OFFICE
4600 Kietzke Lane
Building L, Suite 235
Reno, Nevada 89502
Phone: (775) 688-1295
Fax: (775) 688-1303

JIM GIBBONS
Governor
ROBERT R BARENGO
Chair, Nevada Tax Commission
DINO DICIANNO
Executive Director

LAS VEGAS OFFICE
Grant Sawyer Office Building, Suite 1300
555 E. Washington Avenue
Las Vegas, Nevada 89101
Phone: (702) 486-2300 Fax: (702) 486-2373

HENDERSON OFFICE
2550 Paseo Verde Parkway, Suite
180
Henderson, Nevada 89074
Phone: (702) 486-2300
Fax: (702) 486-3377

Nevada Department of Taxation
1550 College Parkway, Suite 115
Carson City, NV 89706-7921

Carson City Redevelopment Authority herewith submits the (TENTATIVE) budget for the
fiscal year ending June 30, 2011

This budget contains 1 funds, including Debt Service, requiring property tax revenues totaling \$ 2,016,144

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 \$ 2,148,853 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 Nick Providenti
(Printed Name)
Finance Director
(Title)

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

Signed

Dated:

Nick Providenti

4/15/2010

APPROVED BY THE GOVERNING BOARD

SCHEDULED PUBLIC HEARING:

Date and Time May 17, 2010 at 12:00 Noon

Publication Date May 7, 2010

Place: Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada

Carson City Redevelopment Authority
2010-11 Budget

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Office of Business Development
201 North Carson Street, Suite 2
Carson City, Nevada 89701

Date: April 1, 2010
To: Redevelopment Authority & the Citizens of Carson City
From: Joe McCarthy, Director of Business Development

Attached is the Carson City Redevelopment Authority Tentative Budget for Fiscal Year 10/11. This budget is presented in accordance with NRS 354. This 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 10/11 Redevelopment Authority budget contains three governmental funds with total expenditures of \$2,148,853.

The ad valorem property tax rate has been established at \$2.8737 per \$100 of assessed valuation for FY 10/11. In FY 09/10, the assessed valuation in the Redevelopment District decreased from \$99,404,720 to an estimated \$86,695,671 in FY 10/11 mainly due to the lowering of land values in the District.

The Redevelopment Authority Fund is financially stable for FY 10/11 and can meet its debt obligations. Despite the faltering economy, 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 09-10 Current Year Achievements

- Facilitated the opening of the new Toyota store on South Carson Street, Dick Campagni's Carson City Toyota, which opened in March of 2010
- Facilitating the upcoming openings of the new Subaru and Honda stores, both owned and operated by Michael Hohl Motor Company
- Implemented a summer-long special events series sponsored by the Redevelopment Authority and the local business community:
 - Saturday morning Farmer's Market
 - Children's Pop-up Park at the Brewery Arts Center
 - Curry Street Promenade
 - Friday evening music concert series and throughout the Downtown
 - Mile High Jazz Festival
 - Taste of Downtown
 - Ghost Walk and Wild West Tours
- Beautification and transportation improvements, including bike racks, crosswalks and pedestrian amenities throughout the Redevelopment District

- Sponsored the Arlington Square Holiday Season Ice Rink managed by the Carson City Recreation Department
- Staff supported the Carson City Arts and Culture Coalition and the Carson City Cultural Commission

The Redevelopment Authority, led by chairperson, Supervisor Robin Williamson, continues to guide the process of implementing a long-term redevelopment blueprint for the revitalization of downtown. The RDA's focuses remains:

1. Comprehensive planning
2. Architectural integrity
3. Implementation of our new Mixed-use Urban Code
4. Marketing local business, events and cultural amenities
5. Integrating cultural & historic attractions/special events/recreation & entertainment
6. Implementing comprehensive infrastructure improvements, including a redesign of more pedestrian-friendly central business district to address the ramifications of the building of I-580, that will bypass traffic around Carson City
7. Utilizing www.downtownanswers.com to tell the story, publish the studies and engage active citizen involvement.

FY 10-11 Initiatives

1. Support the process of forming a Downtown Business Improvement District
2. Facilitate the formation of a Business Alliance on South Carson Street
3. Implement the recommendations coming out of the planning effort related to a comprehensive community wide, historic-themed, way-finding, directional signage program
4. Proceed with additional streetscape public improvements in the heart of Downtown Carson City
5. Provide support for the development of a multi-use Downtown Library
6. Create a development plan for the Roundhouse District that will incorporate public, private and civic uses to enhance Downtown redevelopment
7. Work with the owners of the Carson Mall in a phased rehabilitation of the old center.
8. Work in partnership with private development interests to initiate the Nugget Economic Development Project on the Carson Nugget's vacant property in the Downtown to include a Knowledge and Discovery Library, business incubator and

resource center, a public plaza, transit hub and digital media lab/entertainment venue build in concert with privately developed Class A office, commercial and retail.

This is a communitywide effort led by:

- Redevelopment chair, Robin Williamson, provides the leadership.
- Tammy Westergard, Deputy Manager, Business Development
- Eva Chwalisz, Management Assistant, Business Development
- State officials, elected officials and professional staff
- Local property owners and business operators, such as Charlie and Karen Abowd, Jim Phalan, Jed Block, Steve Neighbors, Michael Robbins, Linda Marrone, John Procaccini, Stan Jones, Kristy Servati, Scott Tate, Mark Beachamp, Darren Berger and Mark and Jenny Lopiccolo have been unwavering in their support of our long-term plans.
- Our Parks crew maintains our streetscape and landscape improvements and our investments.
- The various departments at Public Work Works continue to do top-notch, timely, professional work.
- Our Sheriff and Fire Departments
- Our Finance Department, led by Nick Providenti, and the Assessor's Office by Dave Dawley, and their fine staffs who make sure that we are financially on track with clear, precise financials and reports to help us manage our budgets and plan projects.
- Larry Werner, City Manager, and his highly professional executive staff, led by Janet Busse.

Attachment

BUDGET SUMMARY FOR CARSON CITY REDEVELOPMENT AUTHORITY

SCHEDULE S-1

	GOVERNMENTAL FUND TYPES & EXPENDABLE TRUST FUNDS			PROPRIETARY FUNDS	TOTAL
	ACTUAL PRIOR	EST. CURRENT	BUDGET	BUDGET	(MEMO ONLY)
	YEAR 6/30/09	YEAR 6/30/10	YEAR 6/30/11	YEAR 6/30/11	COLS. 3+4
	(1)	(2)	(3)	(4)	(5)
REVENUES:					
Property Taxes	1,610,724	2,101,561	2,016,144		2,016,144
Other Taxes					
Licenses and permits					
Intergovernmental resources (grant)	2,000,000	4,320,000	0		0
Charges for services	106,976	10,800	0		0
Fines and forfeits					
Miscellaneous	121,079	123,748	48,500		48,500
TOTAL REVENUES	3,838,779	6,556,109	2,064,644	0	2,064,644
EXPENDITURES/EXPENSES:					
General government	1,081,525	1,097,509	920,403		920,403
Judicial					
Public safety					
Public works					
Health					
Sanitation					
Welfare					
Culture and recreation					
Community support	2,668,502	5,382,083	858,000		858,000
Intergovernmental expenditures		133,738		XXXXXXXXXXXX	
Contingencies	XXXXXXXXXXXX	XXXXXXXXXXXX			
Utility enterprises					
Hospitals					
Transit systems					
Airports					
Other enterprises					
Debt Service: - Principal retirement	227,600	237,500	251,300	XXXXXXXXXXXX	251,300
Interest costs	138,001	128,785	119,150		119,150
TOTAL EXPENDITURES/EXPENSES	4,115,628	6,979,615	2,148,853	0	2,148,853
Excess of revenues over (under)					
Expenditures/Expenses	(276,849)	(423,506)	(84,209)	0	(84,209)

BUDGET SUMMARY FOR CARSON CITY REDEVELOPMENT AUTHORITY

SCHEDULE S-1 (CONT)

	GOVERNMENTAL FUND TYPES & EXPENDABLE TRUST FUNDS			PROPRIETARY FUNDS	TOTAL
	ACTUAL PRIOR	EST. CURRENT	BUDGET	BUDGET	(MEMO ONLY)
	YEAR 6/30/09	YEAR 6/30/10	YEAR 6/30/11	YEAR 6/30/11	COLS. 3+4
Proceeds of Long-term Debt	0	0	0	XXXXXXXXXXXX	XXXXXXXXXXXX
Payment to Refunded Bond Escrow	0			XXXXXXXXXXXX	XXXXXXXXXXXX
Operating transfers in	3,183,000	1,618,837	1,761,335	0	XXXXXXXXXXXX
Operating transfers out	(3,183,000)	(1,618,837)	(1,761,335)	0	XXXXXXXXXXXX
TOTAL OTHER FINANCING SOURCES (USES)	0	0	0	0	XXXXXXXXXXXX
Excess of revenues & other sources over				XXXXXXXXXXXX	XXXXXXXXXXXX
(under) Expenditures and other uses	(276,849)	(423,506)	(84,209)	XXXXXXXXXXXX	XXXXXXXXXXXX
FUND BALANCES, JULY 1 (BEGINNING OF YEAR)				XXXXXXXXXXXX	XXXXXXXXXXXX
Reserved	200,000	200,000	200,000	XXXXXXXXXXXX	XXXXXXXXXXXX
Unreserved	904,552	627,703	204,197	XXXXXXXXXXXX	XXXXXXXXXXXX
TOTAL BEGINNING FUND BALANCE	1,104,552	827,703	404,197	XXXXXXXXXXXX	XXXXXXXXXXXX
Prior Period Adjustments	0	0	0	XXXXXXXXXXXX	XXXXXXXXXXXX
Residual Equity Transfers	0	0	0	XXXXXXXXXXXX	XXXXXXXXXXXX
FUND BALANCES, JUNE 30 (END OF YEAR)				XXXXXXXXXXXX	XXXXXXXXXXXX
Reserved	200,000	200,000	200,000	XXXXXXXXXXXX	XXXXXXXXXXXX
Unreserved	627,703	204,197	119,988	XXXXXXXXXXXX	XXXXXXXXXXXX
TOTAL ENDING FUND BALANCE	827,703	404,197	319,988	XXXXXXXXXXXX	XXXXXXXXXXXX

PROPERTY TAX RATE AND REVENUE RECONCILIATION

Fiscal Year 2010-2011

	(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 Subj to Revenue Limitations	2.8737	86,695,671	2,491,373	2.8737	2,491,373	(475,229)	2,016,144
B. PROPERTY TAX Outside Rev Limitation: Net Proceeds of Mines	Same as above	0	0	Same as above	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	2.8737	XXXXXXXXXX	2,491,373	2.8737	2,491,373	(475,229)	2,016,144
N. Debt		XXXXXXXXXX	0		0		0
O. TOTAL M AND N	2.8737	XXXXXXXXXX	2,491,373	2.8737	2,491,373	(475,229)	2,016,144

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

FORM 27R
1/05/2010
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ESTIMATED REVENUES AND OTHER RESOURCES -

SCHEDULE A

- GOVERNMENTAL FUND TYPES, EXPENDABLE TRUST FUNDS AND TAX SUPPORTED PROPRIETARY FUND TYPES

BUDGET FOR FISCAL
YEAR ENDING JUNE 30,2011BUDGET SUMMARY FOR CARSON CITY REDEVELOPMENT AUTHORITY

GOVERNMENTAL FUNDS & EXPENDABLE TRUST FUNDS FUND NAME	BEGINNING FUND BALANCES (1)	CONSOLIDATED TAX REVENUE (2)	AD VALOREM TAX REQUIRED (3)	TAX RATE (4)	OTHER REVENUES (5)	OTHER FINANCING SOURCES OTHER THAN TRANSFERS IN (6)	OPERATING TRANSFERS IN (7)	TOTAL (8)
ADMINISTRATIVE FUND	19,769				18,500		910,760	949,029
REVOLVING FUND	27,487				10,000		850,575	888,062
TAX INCREMENT FUND	356,941		2,016,144	2.8737	20,000			2,393,085
Subtotal Governmental Fund Types, Expendable Trust Funds	404,197	0	2,016,144	2.8737	48,500	0	1,761,335	4,230,176
PROPRIETARY FUNDS Receiving Tax Rate	XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX				XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX
SUBTOTAL PROPRIETARY FUNDS	XXXXXXXXXX	0	0	0	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
TOTAL ALL FUNDS	XXXXXXXXXX	0	2,016,144	2.8737	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX

SCHEDULE A-1 ESTIMATED EXPENDITURES AND OTHER FINANCING USES

BUDGET SUMMARY FOR CARSON CITY REDEVELOPMENT AUTHORITY

BUDGET FOR FISCAL
YEAR ENDING JUNE 30, 2011

(Local Government)

GOVERNMENTAL FUND TYPES & EXPENDABLE TRUST FUNDS FUND NAME	*	SALARIES AND WAGES (1)	EMPLOYEE BENEFITS (2)	SUPPLIES AND OTHER SERVICES & CHARGES (3) **	CAPITAL OUTLAY (4)	CONTINGENCIES AND USES OTHER THAN OPERATING TRANSFERS OUT (5)	OPERATING TRANSFERS OUT (6)	ENDING FUND BALANCES (7)	TOTAL (8)
ADMINISTRATIVE FUND	R	313,657	117,403	488,843				29,126	949,029
REVOLVING FUND	C	0	0	858,000	0			30,062	888,062
TAX INCREMENT FUND	D			370,950			1,761,335	260,800	2,393,085
TOTAL GOVERNMENTAL FUND TYPES AND EXPENDABLE TRUST FUNDS		313,657	117,403	1,717,793	0	0	1,761,335	319,988	4,230,176

*FUND TYPES: R - Special Revenue
C - Capital Projects
D - Debt Service
T - Expendable Trust

** Include Debt Service in this column.

BUDGET SUMMARY FOR CARSON CITY REDEVELOPMENT AUTHORITY

(Local Government)

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

RESOURCES	ACTUAL PRIOR YEAR ENDING 6/30/09	ESTIMATED CURRENT YEAR ENDING 6/30/10	BUDGET YEAR ENDING 6/30/11 TENTATIVE APPROVED	FINAL APPROVED
CHARGES FOR SERVICES	106,976	10,800	0	
SUB-TOTAL CHARGES FOR SERVICES	106,976	10,800	0	
GRANTS	2,000,000	0	0	
SUB-TOTAL GRANTS	2,000,000	0	0	
MISC. OTHER INCOME	86,093	93,748	18,500	
SUB-TOTAL MISC. OTHER INCOME	86,093	93,748	18,500	
OTHER FINANCING SOURCES				
TRANSFER FM TAX INCREMENT FUND	847,000	977,935	910,760	
TRANSFER FM RED REVOLVING FUND	61,000	0	0	
SUB-TOTAL OTHER FINANCING SOURCES	908,000	977,935	910,760	
BEGINNING FUND BALANCE				
Reserved				
Unreserved	3,866	34,295	19,769	
TOTAL BEGINNING FUND BALANCE	3,866	34,295	19,769	
Prior Period Adjustment				
Residual Equity Transfer				
TOTAL AVAILABLE RESOURCES	3,104,935	1,116,778	949,029	
EXPENDITURES				
GENERAL GOVERNMENT				
OTHER				
SALARIES AND WAGES	283,241	303,555	313,657	
EMPLOYEE BENEFITS	90,479	110,525	117,403	
SERVICES AND SUPPLIES	696,920	682,929	488,843	
SUB-TOTAL ALL EXPENDITURES	1,070,640	1,097,009	919,903	
OTHER USES				
OPERATING TRANSFERS OUT (RED REV)	2,000,000	0	0	
SUB-TOTAL OTHER USES	2,000,000	0	0	
ENDING FUND BALANCE				
Reserved				
Unreserved	34,295	19,769	29,126	
TOTAL ENDING FUND BALANCE	34,295	19,769	29,126	
TOTAL FUND COMMITMENTS AND FUND EQUITY	3,104,935	1,116,778	949,029	

(Local Government)

SCHEDULE B - ADMINISTRATIVE FUND

RESOURCES	ACTUAL PRIOR YEAR ENDING 6/30/09	ESTIMATED CURRENT YEAR ENDING 6/30/10	BUDGET YEAR ENDING 6/30/11 TENTATIVE APPROVED	FINAL APPROVED
GRANTS	0	4,320,000	0	
SUB-TOTAL GRANTS	0	4,320,000	0	
MISCELLANEOUS OTHER INCOME	16,424	10,000	10,000	
SUB-TOTAL MISC. OTHER INCOME	16,424	10,000	10,000	
OTHER FINANCING SOURCES				
TRANSFER FM TAX INCREMENT FUND	275,000	640,902	850,575	
TRANSFER FM RED ADMIN FUND	2,000,000			
BOND PROCEEDS	0	0	0	
SUB-TOTAL OTHER FINANCING SOURCES	2,275,000	640,902	850,575	
BEGINNING FUND BALANCE				
Reserved				
Unreserved	876,746	438,668	27,487	
TOTAL BEGINNING FUND BALANCE	876,746	438,668	27,487	
Prior Period Adjustment				
Residual Equity Transfer				
TOTAL AVAILABLE RESOURCES	3,168,170	5,409,570	888,062	
EXPENDITURES				
COMMUNITY SUPPORT				
ECONOMIC DEVELOPMENT				
SALARIES AND WAGES	0	0	0	
EMPLOYEE BENEFITS	0	0	0	
SERVICES AND SUPPLIES	2,272,266	5,382,083	858,000	
CAPITAL OUTLAY	396,236	0	0	
NON OPERATING EXPENDITURES				
BOND ISSUANCE COSTS		0	0	
SUB-TOTAL ALL EXPENDITURES	2,668,502	5,382,083	858,000	
OTHER USES				
OPERATING TRANSFERS OUT (RED ADMIN)	61,000	0	0	
SUB-TOTAL OTHER USES	61,000	0	0	
ENDING FUND BALANCE				
Reserved				
Unreserved	438,668	27,487	30,062	
TOTAL ENDING FUND BALANCE	438,668	27,487	30,062	
TOTAL FUND COMMITMENTS AND FUND EQUITY	3,168,170	5,409,570	888,062	

(Local Government)

SCHEDULE B - REVOLVING FUND

RESOURCES	ACTUAL PRIOR YEAR ENDING 6/30/09	ESTIMATED CURRENT YEAR ENDING 6/30/10	BUDGET YEAR ENDING 6/30/11	
REVENUE:			TENTATIVE APPROVED	FINAL APPROVED
TAXES				
AD VALOREM	1,610,724	2,101,561	2,016,144	
SUB-TOTAL TAXES	1,610,724	2,101,561	2,016,144	
MISCELLANEOUS				
INTEREST	18,562	20,000	20,000	
SUB-TOTAL MISCELLANEOUS	18,562	20,000	20,000	
OTHER FINANCING SOURCES (SPECIFY)				
BOND PROCEEDS	0	0	0	
BEGINNING FUND BALANCE				
Reserved	200,000	200,000	200,000	
Unreserved	23,940	154,740	156,941	
TOTAL BEGINNING FUND BALANCE	223,940	354,740	356,941	
Prior Period Adjustments	0			
Residual Equity Transfers				
TOTAL AVAILABLE RESOURCES	1,853,226	2,476,301	2,393,085	
EXPENDITURES AND RESERVES				
TYPE:				
PRINCIPAL	227,600	237,500	251,300	
INTEREST	138,001	128,785	119,150	
FISCAL AGENT CHARGES	10,885	500	500	
RESERVES-Increase or (decrease)				
OTHER (INTERGOVERNMENTAL)		133,738		
*TOTAL RESERVED AMOUNT (MEMO ONLY)	376,486	500,523	370,950	
OTHER FINANCING USES:				
PAYMENT TO REFUNDED BOND ESCROW	0			
*TOTAL OTHER FINANCING USES	0	0	0	
TRANSFER TO - ADMINISTRATIVE FUND	847,000	977,935	910,760	
REVOLVING FUND	275,000	640,902	850,575	
ENDING FUND BALANCE				
Reserved	200,000	200,000	200,000	
Unreserved	154,740	156,941	60,800	
TOTAL ENDING FUND BALANCE	354,740	356,941	260,800	
TOTAL EXPENDITURES, RESERVES AND ENDING FUND BALANCE	1,853,226	2,476,301	2,393,085	

(Local Government)
SCHEDULE C - DEBT SERVICE FUND

THE ABOVE DEBT IS REPAYED BY AD VALOREM TAXES

*TYPE
ALL EXISTING OR PROPOSED
GENERAL OBLIGATION BONDS, REVENUE BONDS,
MEDIUM-TERM FINANCING, CAPITAL LEASES AND
SPECIAL ASSESSMENT BONDS

* - Type
1 - General Obligation Bonds
2 - G. O. Revenue Supported Bonds
3 - G. O. Special Assessment Bonds
4 - Revenue Bonds
5 - Medium-Term Financing

6 - Medium-Term Financing-Lease Purchase
7 - Capital Leases
8 - Special Assessment Bonds
9 - Mortgages
10 - Other (Specify Type)
11 - Proposed (Specify Type)

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
FUND: TAX INCREMENT								REQUIREMENTS FOR FISCAL YEAR ENDING 6/30/11		
NAME OF BOND OR LOAN	*	TERM	ORIGINAL AMOUNT OF ISSUE	ISSUE DATE	FINAL PAY- MENT DATE	IN- TER- EST RATE	BEGINNING OUTSTANDING BALANCE 7/01/2010	INTEREST PAYABLE	PRINCIPAL PAYABLE	TOTAL
Tax increment	2	20 yr	2,000,000	08/01	06/21	4.52%	1,815,000	89,030	0	89,030
Tax increment	5	7 yr	1,654,300	06/06	05/13	3.97%	820,900	30,120	251,300	281,420
TOTAL - ALL DEBT SERVICE			3,654,300				2,635,900	119,150	251,300	370,450

SCHEDULE C-1 -INDEBTEDNESS

Transfer Schedule for Fiscal Year 2010-11

FUND TYPE	TRANSFERS IN					TRANSFERS OUT				
	TO FUND	PAGE	FM FUND	PAGE	AMOUNT	FM FUND	PAGE	TO FUND	PAGE	AMOUNT
GENERAL FUND										
Subtotal										
SPECIAL REVENUE FUNDS:										
ADMINISTRATIVE			TAX INCR.	11	910,760					
Subtotal					910,760					

CARSON CITY REDEVELOPMENT AUTHORITY

Schedule T - Transfer Reconciliation (Operating and Residual Equity)

Transfer Schedule for Fiscal Year 2010-11

FUND TYPE	TRANSFERS IN					TRANSFERS OUT				
	TO FUND	PAGE	FM FUND	PAGE	AMOUNT	FM FUND	PAGE	TO FUND	PAGE	AMOUNT
CAPITAL PROJECTS FUNDS: REVOLVING			TAX INC	12	850,575					
Subtotal					850,575					
EXPENDABLE TRUST FUNDS:										
Subtotal										
DEBT SERVICE: TAX INCREMENT								ADMIN. REV.	13 13	910,760 850,575
Subtotal										1,761,335

CARSON CITY REDEVELOPMENT AUTHORITY

Schedule T - Transfer Reconciliation (Operating and Residual Equity)

Transfer Schedule for Fiscal Year 2010-11

	TRANSFERS IN					TRANSFERS OUT				
FUND TYPE	TO FUND	PAGE	FM FUND	PAGE	AMOUNT	FM FUND	PAGE	TO FUND	PAGE	AMOUNT
ENTERPRISE FUNDS										
Subtotal										
INTERNAL SERVICE										
Subtotal										
RESIDUAL EQUITY TRANSFERS:										
Subtotal										
TOTAL TRANSFERS					1,761,335					1,761,335

CARSON CITY REDEVELOPMENT AUTHORITY

Schedule T - Transfer Reconciliation (Operating and Residual Equity)

Carson City Redevelopment Authority
Explanation of Bond Covenant for Debt Reserves
For the Budget Year Ending June 30, 2011

The Bond Resolution for the 2001 Redevelopment Bonds requires a Revenue Stabilization Fund to be funded and maintained in an amount equal to the least of (1) 100% of the Maximum Annual Debt Service Requirement, which equals 283,500, or (2) 125% of the Average Annual Debt Service Requirement, which equals 219,808, or (3) 10% of the original aggregate principal, which equals 200,000.

Based on the above requirements, the Authority adopted a reserve fund of 200,000.

LOBBYING EXPENSE ESTIMATE

Pursuant to NRS 354.600 (3), **each** (emphasis added) local government budget must obtain a separate statement of anticipated expenses relating to activities designed to influence the passage or defeat of legislation in an upcoming legislative session.

Nevada Legislature: 76th Session; February 7, 2011 to June 6, 2011

1. Activity: Lobbying

2. Funding Source: _____

3. Transportation \$ _____

4. Lodging and meals \$ _____

5. Salaries and Wages \$ _____

6. Compensation to lobbyists \$ _____

7. Entertainment \$ _____

8. Supplies, equipment & facilities; other personnel and
services spent in Carson City \$ _____

Total \$ -

Entity: Carson City Redevelopment Authority

Budget Fiscal Year 2010-2011