



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: December 17, 2015

Staff Contact: Lee Plemel (lplemel@carson.org)

Agenda Title: For Possible Action: To consider a petition from downtown property owners to establish a Neighborhood Improvement District (NID) pursuant to Chapter 271 of Nevada Revised Statutes for the purpose of paying for maintenance of the Downtown Streetscape Enhancement Project, which includes improvements to Carson Street between Fifth Street and William Street, improvements to Third Street between Carson Street and Curry Street, and improvements to Curry Street between Musser Street and Robinson Street.

Staff Summary: NRS 271.285 allows a petition signed by owners of tracts constituting at least one-half of the basis used for computation of assessments to be sufficient to initiate procedures for implementing a NID, and such petition has been submitted to the Carson City Planning Division. NRS 271.290 requires the Board of Supervisors to hold a public hearing on the petition to consider objections and any other information. Any owner of real property or tenant who resides or owns a business located within the proposed NID may present, orally or in writing, the reasons why he or she believes that the petition does not contain a sufficient number of qualified signatures, or that the Board of Supervisors cannot reasonably make the finding that the public interest will benefit by the provision of the proposed improvements within that part of the municipality with consideration of the differences it finds between the city as a whole and the territory within and adjacent to the proposed improvement district. The proposed NID includes private properties generally located along Carson Street and Curry Street between Fifth Street and William Street, and on Plaza Street between Proctor Street and William Street. An ordinance to establish the NID is included as a separate item on the Board of Supervisors agenda.

Agenda Action: Formal Action/Motion

Time Requested: 1 hour

Proposed Motion

I move to find that the public interest will benefit by the provision of the improvements proposed in the Downtown Streetscape Enhancement Project and to determine that all conditions precedent to the creation of the proposed Neighborhood Improvement District required by Chapter 271 of Nevada Revised Statutes have been fulfilled.

Board's Strategic Goal

Economic Development

Previous Action

The Board of Supervisors approved the 30% design of the Downtown Streetscape Enhancement Project on July 16, 2015, and indicated that the establishment of a NID was necessary to maintain the proposed improvements.

Background/Issues & Analysis

Prior to considering an ordinance for the creation of a NID, a public hearing concerning the NID must be held. In pertinent part, as amended by Senate Bill 47 of the 2015 Nevada Legislature, NRS 271.290 provides as follows:

After consideration of any objections made at the hearing, and of any other information reasonably known to it, the governing body must, as a condition precedent to the initiation of the procedure for acquiring or improving a neighborhood improvement project, find that the public interest will benefit by the provision of the proposed improvements within that part of the municipality. In making this determination, the governing body shall consider the differences it finds between the municipality as a whole and the territory within and adjacent to the proposed improvement district.

The purpose of this item is to conduct a public hearing to take public comment regarding the petition submitted to implement a Neighborhood Improvement District to help cover the cost of maintenance of the Downtown Streetscape Enhancement Project improvements. Specifically, NRS 271.290 states that the public may present objections or other information regarding the reasons why he or she believes:

1. The petition does not contain a sufficient number of qualified signatures; and
2. The Board of Supervisors cannot reasonably make the finding that the public interest will benefit by the provision of the proposed improvements within that part of the municipality with consideration of the differences it finds between the city as a whole and the territory within and adjacent to the proposed improvement district

An ordinance to establish the NID is included on this Board of Supervisors agenda as a separate item following this public hearing item. In order to adopt the NID ordinance, the Board of Supervisors must determine that public convenience and necessity require the NID's creation, and that its creation is economically sound and feasible.

Attached is the NID Petition with signatures. The Petition includes the area proposed to be included within the NID, a list of specific properties within the NID with the proposed assessment for each property in the first year of its implementation, a cost estimate for project maintenance, and other provisions and conditions related to the NID.

See the associated NID ordinance item following this item for more detailed information on provisions of the NID.

Notice of the Public Hearing was posted in the Nevada Appeal on November 27, 2015, and mailed to every property owner and business owner within the proposed NID on November 25, 2015. Copies of the notices are attached. The complete petition, including the amount proposed to be assessed to each property owner, was posted on the Planning Division webpage on November 25 as stated in the notices. As of the writing of this staff report, December 7, 2015, the Planning Division has received no questions or comments in support or opposition of the NID from any property owner or business owner within the NID as a result of this notification.

Attachments:

- 1) NID Petition.
- 2) Newspaper and property/business owner notices.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 271 (Local Improvements).

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number: Property tax assessment.

Is it currently budgeted? Yes No

Explanation of Fiscal Impact: The NID is intended to assess the property owners to cover the additional cost of downtown improvement maintenance to the City, alleviating the City of additional maintenance costs that would otherwise be incurred.

Alternatives

1) Find that the public interest will benefit by the provision of the improvements proposed in the Downtown Streetscape Enhancement Project and determine that all conditions precedent to the creation of the proposed Neighborhood Improvement District required by Chapter 271 of Nevada Revised Statutes have been fulfilled.

2) Find that the public interest will not benefit by the provision of the improvements proposed in the Downtown Streetscape Enhancement Project and/or determine that all conditions precedent to the creation of the proposed Neighborhood Improvement District required by Chapter 271 of Nevada Revised Statutes have not been fulfilled, and determine other funding for downtown maintenanc.

**CARSON CITY DOWNTOWN
NEIGHBORHOOD IMPROVEMENT DISTRICT PETITION**

This NEIGHBORHOOD IMPROVEMENT DISTRICT PETITION ("Petition") is submitted by the petitioners signing below and attached (collectively, the "Petitioners"). This Petition is directed to the governing body of Carson City, a consolidated municipality ("City"), pursuant to Chapter 271.285(2) of the Nevada Revised Statutes ("NRS") and Article 6 of the Carson City Charter, Ch. 213, Statutes of Nevada 1969 ("Charter").

BACKGROUND

A. Petitioners respectively own improved real property in Carson City, Nevada, that is within the proposed NEIGHBORHOOD IMPROVEMENT DISTRICT depicted on **Exhibit A** ("NID").¹

B. The idea for this NID, formerly referred to as the "Downtown Carson Street Project" and the "Commercial Area Vitalization District" was on the Carson City Board of Supervisors' December 18, 2014 agenda for discussion only. 68% of the property owners within the NID boundaries responded to a questionnaire, with 84% in favor of a street redesign and 89% in favor of forming this NID. The Board of Supervisors ("Board") approved the Downtown Streetscape Improvement Project with the understanding that the downtown property owners and/or businesses would pay the additional cost, if any, to maintain the new improvements.

C. This NID would involve streetscape improvements to Carson Street from Fifth Street to William Street, to Curry Street from Musser to Robinson Street, and to Third Street from Carson Street to Curry Street, and would concern those properties within the proposed boundaries of the NID, as depicted on **Exhibit A**.

D. The City currently spends approximately \$37,284 per year on maintenance of the areas where new improvements will occur. The City will continue to contribute that amount to maintenance, and this NID will cover any overage (subject to a 5%, year-over-year cap, as further detailed below).

E. The annual maintenance cost estimate for all of the corridor improvements, including those on Carson Street, Curry Street, and the Third Street Plaza, is \$107,335. That maintenance cost estimate includes improvements in front of State of Nevada ("State") and City properties. The State and City will continue to maintain sidewalk and landscape improvements along their building frontages (as they do currently). The State and City properties occupy 29% (2,600 feet of a total of 8,950 feet) of the property frontage where new improvements will be located; private properties occupy 71% of that frontage. The difference between the current

¹ SB 47 (2015) changed the previously used term "Commercial Area Vitalization" project to "Neighborhood Improvement" project throughout the subject sections of the NRS. That is the term being used — "Neighborhood Improvement."

maintenance cost (\$37,284) and future estimated maintenance cost (\$107,335) is \$70,051. The private property owners' annual maintenance share based upon frontage (71% of \$70,051) is therefore estimated to be \$49,736.

F. Curry Street improvements are scheduled be constructed 2 years after the Carson Street and Third Street improvements. It is the intent of this Petition to establish a maintenance assessment for the complete downtown project within this NID's boundaries.

D. NRS 271.285(2) provides:

A petition signed by owners of tracts constituting at least one-half of the basis used for computation of assessments is sufficient to initiate procedures for acquiring or improving a neighborhood improvement project. A petition for acquiring or improving a neighborhood improvement project must be accompanied by a plan describing proposed improvements and a proposed assessment plat when submitted to the governing body.

The "plan" is attached as **Exhibit B**.

E. The property owners who have signed this Petition represent more than 50% of the assessed valuation pertinent to this NID.

PETITION

I. SIGNATURES.

The signatures hereon constitute more than the requisite minimum percentage for this NID Petition, as reflected on **EXHIBIT C**.

II. PROPERTY DESCRIBED.

This NID comprises the area depicted on **EXHIBITA**, encompassing the Assessor Parcel Numbers set forth on **EXHIBIT C**.

III. NID PLAN.

A. The sole purpose of this NID is to self-assess its members in an amount equal to Carson City's increased maintenance costs for the redesigned downtown area within this NID. No portion of any assessment shall be used toward an expense previously obligated or which has traditionally been borne by Carson City. This NID assessment will: (1) be annually paid by the owners of property within this NID, as part of their respective ad valorem tax;² (2) total \$49,736 in Year One,³ as pro-rated among

² In Year One, and all subsequent years, Carson City will be required to itemize the alleged increased

the NID's non-residential property owners; and (3) increase by the Consumer Price Index for the closest, and therefore most applicable, city or town to Carson City ("CPI") (which shall never be more than 5% on a year-over-year basis) so as to maintain a credit balance for unexpected expenses. An assessment shall never decrease from the prior year even if the CPI goes negative for an evaluated period.

B. This NID would be administered by a Nevada non-profit corporation to be run by a three-person board of directors and represented by a single corporate officer who is appointed annually. No board member or officer would be entitled to receive compensation for serving in those capacities, and the corporation's maximum annual overhead would be prohibited from exceeding 1% of the previous year's total assessment to the NID.

C. This NID will include all real property depicted on **Exhibit A**, with those properties being assessed based upon the building square footage of a property relative to the total building square footage within the NID. Generally, properties that directly front on the proposed pedestrian improvements are assessed at a 100% assessment rate, and properties that are within and benefit from the NID, but are located on a side or adjacent street, are assessed at a 75% rate. All properties within the NID that are zoned exclusively residential (e.g., private homes and private residences included in mixed-use properties) will be excluded from NID assessment. No pro-ration by Carson City will be required for assessed NID properties sold during a tax year. Rather, all such pro-rations would be privately addressed, if at all, by the buyer and seller to each respective transaction. A Notice of NID Annual Assessment will be recorded against title to each and every assessed NID property.

D. Carson City and the State are not a part of NID and will be responsible for maintenance of all improvements along their respective property frontages.

E. All assessments and NID Member voting shall be weighted in proportion to the square footage each Member's NID building(s) bear(s) to the total square footage of all buildings within the NID, as reduced by 25% for each 75%-assessed NID Member, as detailed above. Square footage will be determined based upon the Carson City Assessor's Records.

IV. LIST OF ASSESSED PROPERTY.

NID-assessed properties are identified on **Exhibit C**. The NID assessments will be collected in the same form and manner as other real property taxes; except that an assessed property shall only be subject to the NID assessment amount for the time period after a certificate of occupancy has been issued for a newly-constructed property within the NID. No property located within the NID shall be exempted from NID assessment merely because it is undergoing a remodel or is otherwise uninhabitable due to fire, flood, or other related reason or act of nature.

maintenance costs by spreadsheet and corroborating documentation.

³ The Year Two Assessment will be equal to the actual cost of the increased maintenance, if any, and shall not, under any circumstances, exceed a grand total of \$52,222.80.

V. NID MAINTENANCE PLAN.


The NID Maintenance Plan is attached to this Petition as **Exhibit D**. The NID Maintenance Plan details the improvements to be maintained, the anticipated schedule and levels of maintenance, and the estimated time and expense of that maintenance.

VI. EXHIBIT LIST. This Petition contains the following Exhibits:

- A. NID Map.
- B. Downtown Improvements Plan.
- C. NID Property List and Year-One Assessment
- D. NID Maintenance Estimate

IN WITNESS WHEREOF Petitioners submit this Petition to Carson City.

Name: 320 North Carson Street LLC
By: John P. Rutledge, Manager

Signature:  Representing
APN(s): 003-229-02

See also attached Property Owner's Affidavits for additional Petition co-signees.

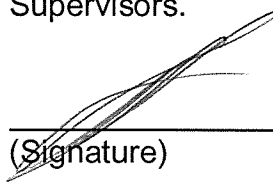
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CARSON CITY DOWNTOWN
NEIGHBORHOOD IMPROVEMENT DISTRICT PETITION
PROPERTY OWNER'S AFFIDAVIT

I, (print name) STEVE NEIGHBORS Manager (for Adams Carson LLC, Adams 302 Carson LLC, & Carson Incubator I LLC) the property owner of APNs:
Adams 308 N. Curry, LLC

3-223-01 (500 N. Carson St.), 3-229-06 (306 N. Carson St.), 3-229-07 (302 N. Carson St.), 3-213-01 (111 W. Proctor St.), 4-263-01 (617 N. Carson St.), 4-211-11 (507 N. Carson St.), 4-214-02 (E. Spear St.), 1-193-02 (812 N. Curry St.), 1-193-05 (808 N. Curry St.), 1-193-06 (802 N. Curry St.), 3-228-01 (308 N. Curry St.), 3-212-01 (234 N. Curry St.)

do hereby certify that I am authorized to sign this Petition on behalf of the property listed above and submit this Property Owner's Affidavit to join the Carson City Downtown Neighborhood Improvement District Petition in accordance with the terms and conditions stated in said Petition, to be submitted to the Carson City Board of Supervisors.


(Signature) Steve Neighbors
managing member
Adams 302 Carson, LLC
+ Carson Incubator, LLC

CARSON CITY DOWNTOWN
NEIGHBORHOOD IMPROVEMENT DISTRICT PETITION
PROPERTY OWNER'S AFFIDAVIT

I, (print name) Jennifer Lopiccolo (for property owners Lopiccolo Family Trust 5/26/98, and Lopiccolo Investments LLC) the property owner of APNs:

3-112-06 (123 W. Second St.); 3-112-05 (224 S. Carson St.); 3-113-09 (310 S. Carson St.); and 3-113-15 (S. Curry St. at Third St.)

do hereby certify that I am authorized to sign this Petition on behalf of the property listed above and submit this Property Owner's Affidavit to join the Carson City Downtown Neighborhood Improvement District Petition in accordance with the terms and conditions stated in said Petition, to be submitted to the Carson City Board of Supervisors.

Jennifer Lopiccolo
(Signature)

CARSON CITY DOWNTOWN
NEIGHBORHOOD IMPROVEMENT DISTRICT PETITION
PROPERTY OWNER'S AFFIDAVIT

I, (print name) Jeanette Kelley (for property owner Chaney, Eugene Fam Limited Partnership) the property owner of APNs:

3-224-03 (410 N. Carson St.), 3-224-04 (408 N. Carson St.), and 3-224-09 (402 N. Carson St.)

do hereby certify that I am authorized to sign this Petition on behalf of the property listed above and submit this Property Owner's Affidavit to join the Carson City Downtown Neighborhood Improvement District Petition in accordance with the terms and conditions stated in said Petition, to be submitted to the Carson City Board of Supervisors.

Jeanette C. Kelley, President/Owner
(Signature)

FOR Chaney FLP, Inc., GP

FOR Eugene Chaney Family Limited Partnership

CARSON CITY DOWNTOWN
NEIGHBORHOOD IMPROVEMENT DISTRICT PETITION
PROPERTY OWNER'S AFFIDAVIT

I, (print name) Mark Schmidt (for property owner Schmidt, Mark & Kimberly Trust) the property owner of APNs:

3-229-04 (310 N. Carson St.) and 3-229-05 (308 N. Carson St.)

do hereby certify that I am authorized to sign this Petition on behalf of the property listed above and submit this Property Owner's Affidavit to join the Carson City Downtown Neighborhood Improvement District Petition in accordance with the terms and conditions stated in said Petition, to be submitted to the Carson City Board of Supervisors.


(Signature)

CARSON CITY DOWNTOWN
NEIGHBORHOOD IMPROVEMENT DISTRICT PETITION
PROPERTY OWNER'S AFFIDAVIT

I, (print name) Thomas Y. Johnson (for property owner Johnson Family Revocable Trust) the property owner of APN:

4-215-06 (301 N. Carson St.)

do hereby certify that I am authorized to sign this Petition on behalf of the property listed above and submit this Property Owner's Affidavit to join the Carson City Downtown Neighborhood Improvement District Petition in accordance with the terms and conditions stated in said Petition, to be submitted to the Carson City Board of Supervisors.

(Signature)

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke, is written over a horizontal line.

CARSON CITY DOWNTOWN
NEIGHBORHOOD IMPROVEMENT DISTRICT PETITION
PROPERTY OWNER'S AFFIDAVIT

I, (print name) Thomas Y. Johnson (for property owner Johnson, Thomas Y and Linda E) the property owner of APNs:

4-215-08 (311 N. Carson St.)

do hereby certify that I am authorized to sign this Petition on behalf of the property listed above and submit this Property Owner's Affidavit to join the Carson City Downtown Neighborhood Improvement District Petition in accordance with the terms and conditions stated in said Petition, to be submitted to the Carson City Board of Supervisors.

(Signature)

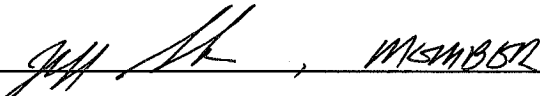
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CARSON CITY DOWNTOWN
NEIGHBORHOOD IMPROVEMENT DISTRICT PETITION
PROPERTY OWNER'S AFFIDAVIT

I, (print name) JEFF SHAHEEN (for property owner
Double Eagle Cubed LLC) the property owner of APNs:

~~3-229-03 (320 N. Carson St.)~~ 318 N. CARSON ST.

do hereby certify that I am authorized to sign this Petition on behalf of the property listed above and submit this Property Owner's Affidavit to join the Carson City Downtown Neighborhood Improvement District Petition in accordance with the terms and conditions stated in said Petition, to be submitted to the Carson City Board of Supervisors.

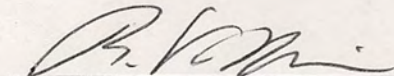
(Signature) 

CARSON CITY DOWNTOWN
NEIGHBORHOOD IMPROVEMENT DISTRICT PETITION
PROPERTY OWNER'S AFFIDAVIT

I, (print name) Bechara Victor Honein (for property owner
MAPP Enterprises, Inc.) the property owner of APNs:

2-162-01 (1017 N. Carson St.)

do hereby certify that I am authorized to sign this Petition on behalf of the property listed above and submit this Property Owner's Affidavit to join the Carson City Downtown Neighborhood Improvement District Petition in accordance with the terms and conditions stated in said Petition, to be submitted to the Carson City Board of Supervisors.



(Signature)

CARSON CITY DOWNTOWN
NEIGHBORHOOD IMPROVEMENT DISTRICT PETITION
PROPERTY OWNER'S AFFIDAVIT

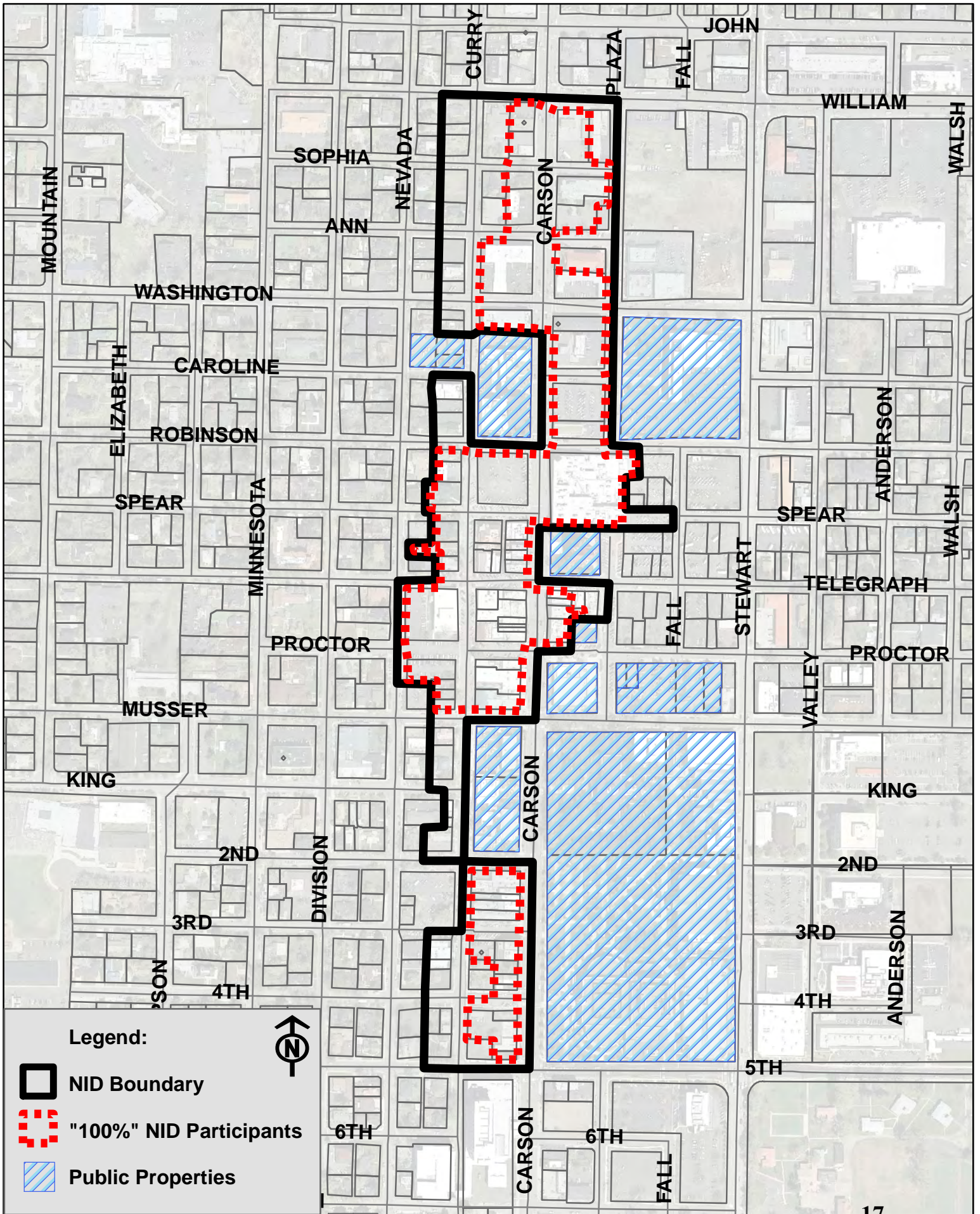
I, GARRETT LEPURE the property owner of APN(s):
(Print name)

1-183-02 (1012 N. CURRY ST.)

do hereby certify that I am authorized to sign this Petition on behalf of the property listed above and submit this Property Owner's Affidavit to join the Carson City Downtown Neighborhood Improvement District Petition in accordance with the terms and conditions stated in said Petition, to be submitted to the Carson City Board of Supervisors.


(Signature)

PROPOSED DOWNTOWN NEIGHBORHOOD IMPROVEMENT DISTRICT









Carson City Downtown Streetscape
Carson City, NV

Exhibit B - Downtown Improvement Plan Sheet 3 of 4



Carson Street, Streetscape Improvements



Exhibit B - Downtown Improvement Plan Sheet 4 of 4

Downtown Carson Street, Curry Street Third Street Plaza
Year-One Neighborhood Improvement District Maintenance Assessment

EXHIBIT C

	Parcel No	Property Location	Owner Name	AV 15/16	Land size	Bldg size	Specia Benefit Factor	% total bldg size	Assessment \$	49,736
<u>WEST SIDE OF CARSON ST</u>										
<u>W WILLIAMS AND N CARSON</u>	00118407	1020 N CARSON ST	ROSENTHAL, DONALD M ET AL	34,581	7,480	2,259	100%	2,259	0.49%	\$ 242
	00118408	1000 N CARSON ST	THAYER, DONALD AND CATHERINE	42,956	7,480	1,500	100%	1,500	0.32%	\$ 160
<u>SOPHIA AND N CARSON</u>	00118802	922 N CARSON STREET	BROGISH LLC	37,876	4,828	2,625	100%	2,625	0.56%	\$ 281
	00118804	900 N CARSON STREET	BROOKS, BENTLEY Y & MONICA	76,087	10,132	2,100	100%	2,100	0.45%	\$ 225
<u>ANN AND N CARSON</u>	00119401	800 N CARSON STREET	MAFFI, JOE ROBERT	405,240	29,711	37,838	100%	37,838	8.14%	\$ 4,047
<u>W WASHINGTON AND N CARSON</u>	00328304	716 N CARSON ST	FIRST FINANCIAL COLLATERAL INC	327,282	11,080	19,927	100%	19,927	4.29%	\$ 2,132
<u>W ROBINSON AND N CARSON</u>	00322301	500 N CARSON ST	ADAMS CARSON LLC	143,750	28,900	0	100%	-	0.00%	\$ -
<u>W SPEAR AND N CARSON</u>	00322402	420 N CARSON ST	NORTHERN NV COMSTOCK INV LLC	83,418	5,409	5,439	100%	5,439	1.17%	\$ 582
	00322403	410 N CARSON ST	CHANEY, EUGENE FAM LIMITED PART	61,064	2,898	4,403	100%	4,403	0.95%	\$ 471
	00322404	408 N CARSON ST	CHANEY, EUGENE FAM LIMITED PART	62,820	2,890	4,945	100%	4,945	1.06%	\$ 529
	00322409	402 N CARSON ST	CHANEY, EUGENE FAM LIMITED PART	133,200	2,788	5,951	100%	5,951	1.28%	\$ 637
<u>W TELEGRAPH AND N CARSON</u>	00322902	320 N CARSON ST	320 NORTH CARSON STREET LLC	38,960	2,890	2,690	100%	2,690	0.58%	\$ 288
	00322903	318 N CARSON ST	DOUBLE EAGLE CUBED LLC	165,337	7,990	13,441	100%	13,441	2.89%	\$ 1,438
	00322904	310 N CARSON ST	SCHMIDT, MARK & KIMBERLY TRUST	29,298	1,020	1,020	100%	1,020	0.22%	\$ 109
	00322905	308 N CARSON ST	SCHMIDT, MARK & KIMBERLY TRUST	24,104	1,275	1,275	100%	1,275	0.27%	\$ 136
	00322906	306 N CARSON ST	ADAMS 302 CARSON LLC	29,194	1,275	2,053	100%	2,053	0.44%	\$ 220
	00322907	302 N CARSON ST	ADAMS CARSON LLC	123,904	8,670	8,748	100%	8,748	1.88%	\$ 936
<u>W PROCTOR AND N CARSON</u>	00321301	111 W PROCTOR ST	CARSON INCUBATOR I LLC	181,623	5,178	8,390	100%	8,390	1.80%	\$ 897
	00321302	206 N CARSON ST	FIRST NATIONAL BANK OF NEV TRUST	133,538	13,522	11,519	100%	11,519	2.48%	\$ 1,232
	00321303	202 N CARSON ST	KNASIAK, JAMES W & BETTY TRUST	128,098	10,200	9,426	100%	9,426	2.03%	\$ 1,008
<u>SECOND AND S CARSON</u>	00311206	123 W SECOND ST	LOPICCOLO FAMILY TRUST 5/26/98	159,117	13,423	10,251	100%	10,251	2.20%	\$ 1,097
	00311203	210 S CARSON ST	BODIE NEVADA TRUST 12/27/11	32,171	3,910	1,924	100%	1,924	0.41%	\$ 206
	00311204	217 S CURRY ST	MERCURY CLEANERS INC	55,595	5,780	5,746	100%	5,746	1.24%	\$ 615
	00311205	224 S CARSON ST	LOPICCOLO FAMILY TRUST 5/26/98	63,097	5,780	5,685	100%	5,685	1.22%	\$ 608
<u>THIRD AND S CARSON</u>	00311309	310 S CARSON ST	LOPICCOLO INVESTMENTS LLC	108,071	5,440	12,906	100%	12,906	2.78%	\$ 1,381
	00311310	S CARSON ST	BERNARD BORTOLIN, LLC	19,104	3,995	0	100%	-	0.00%	\$ -
	00311311	312 S CARSON ST	BERNARD BORTOLIN, LLC	30,013	2,975	2,890	100%	2,890	0.62%	\$ 309
	00311312	314 S CARSON ST	BERNARD BORTOLIN, LLC	22,526	1,700	1,920	100%	1,920	0.41%	\$ 205
<u>FOUTH AND S CARSON</u>	00311602	400 S CARSON ST	BERNARD BORTOLIN, LLC	14,241	2,890	0	100%	-	0.00%	\$ -
	00311601	408 S CARSON ST	BERNARD BORTOLIN, LLC	107,902	17,772	4,208	100%	4,208	0.91%	\$ 450
	00311604	418 S CARSON ST	CUBIX ORMSBY LLC	12,354	2,507	2,079	100%	2,079	0.45%	\$ 222
<u>EAST SIDE OF CARSON ST</u>										
<u>E WILLIAMS AND N CARSON</u>	00216201	1017 N CARSON ST	MAPP ENTERPRISES, INC	174,848	19,278	1,653	100%	1,653	0.36%	\$ 177
<u>SOPHIA AND N CARSON</u>	00216304	917 N CARSON ST	B P HOTEL, LLC	430,653	12,070	31,890	100%	31,890	6.86%	\$ 3,411
	00216305	901 N CARSON STREET	B P HOTEL, LLC	45,378	14,365	0	100%	-	0.00%	\$ -
<u>ANN AND N CARSON</u>	00216402	801 N CARSON ST	BRINSON, BETTY	112,262	14,450	10,531	100%	10,531	2.26%	\$ 1,126
<u>E WASHINGTON AND N CARSON</u>	00426101	113 E WASHINGTON ST	CARSON LODGE #1 - MASONIC LODGE	70,351	8,500	4,929	100%	4,929	1.06%	\$ 527
	00426102	705 N CARSON ST	LAMKIN, ROBERT L AND ROBERTA A	129,733	20,400	1,731	100%	1,731	0.37%	\$ 185
<u>EAST CAROLINE AND N CARSON</u>	00426301	617 N CARSON ST	ADAMS CARSON LLC	118,981	22,100	0	100%	-	0.00%	\$ -
	00426302	601 N CARSON ST	PARDINI FAMILY PROPERTIES LLC	63,164	6,800	3,920	100%	3,920	0.84%	\$ 419
<u>E ROBINSON AND N CARSON</u>	00421111	507 N CARSON ST	ADAMS CARSON LLC	2,488,159	68,389	79,378	100%	79,378	17.07%	\$ 8,491
	00421402	E SPEAR ST	ADAMS CARSON LLC	10,192	2,040	0	100%	-	0.00%	\$ -
<u>E TELEGRAPH AND N CARSON</u>	00421503	319 N CARSON ST	DAVIS / BENTHAM LLC	48,992	2,278	4,320	100%	4,320	0.93%	\$ 462
	00421504	315 N CARSON ST	YAPLE, JON M AND JEANNE	23,540	2,125	1,958	100%	1,958	0.42%	\$ 209
	00421508	311 N CARSON ST	JOHNSON, THOMAS Y AND LINDA E	92,756	2,860	7,644	100%	7,644	1.64%	\$ 818
	00421506	301 N CARSON ST	JOHNSON FAMILY REVOCABLETRUST	114,901	6,995	9,282	100%	9,282	2.00%	\$ 993

Downtown Carson Street, Curry Street Third Street Plaza
 Year-One Neighborhood Improvement District Maintenance Assessment

EXHIBIT C

PLAZA STREET FRONTAGE

									-	0.00%	\$	-
<u>WILLIAMS AND PLAZA</u>	00216202	1000 N PLAZA STREET	M & M BIGUE INVESTMENTS LLC	59,371	9,622	5,239	75%	3,929	0.85%	\$	420	
<u>SOPHIA AND PLAZA</u>	00216303	110 E ANN STREET	SALAS, ANGELICA & GONZALEZ	23,033	2,465	2,465	75%	1,849	0.40%	\$	198	
<u>E TELEGRAPH AND PLAZA</u>	00421502	107 E TELEGRAPH	T.L.A.C.P., LLC	35,756	2,636	2,150	75%	1,613	0.35%	\$	172	
	00421501	111 E TELEGRAPH	PH PROPERTIES LTE PARTNERSHIP	56,083	3,612	2,948	75%	2,211	0.48%	\$	237	
Total				9,444,950	729,407	480,811		464,969	100%	\$	49,736	

Exhibit D

Neighborhood Improvement District Maintenance Costs 6/22/15

Scope Item	Existing Cost	Future Quantity (SF or EA)	Future Cost	Difference to be funded by NID	Notes
Sidewalk Maintenance - Carson		73,600	\$ 38,272		Daily litter removal, leaf/debris removal, occasional power washing, snow removal within 24 hours of snow event
Street Trees - Carson		153	\$ 26,010		General tree care, pruning etc. \$42.50 * 2 hours * 2 times per year
Planters - Carson		6,000	\$ 3,900		Medians existing, assumed 5'x5' each new planter
Hanging Baskets - Carson		40	\$ 8,500		Maintenance only, 1-2 waterings per day, 7 days a week 5/1-9/30
			\$ 76,682		Subtotal Carson
Sidewalk Maintenance - Curry		23,604	\$ 12,274		Daily litter removal, leaf/debris removal, occasional power washing, snow removal within 24 hours of snow event
Street Trees - Curry		32	\$ 5,440		General tree care, pruning etc. \$42.50 * 2 hours * 2 times per year
Planters - Curry		1,800	\$ 1,170		Assumed 5'x5' size each planter
Hanging Baskets - Curry		15	\$ 2,125		Maintenance only, 1-2 waterings per day, 7 days a week 5/1-9/31
			\$ 21,009		Subtotal Curry
Sidewalk Maintenance - Third		10,890	\$ 5,663		Daily litter removal, leaf/debris removal, occasional power washing, snow removal within 24 hours of snow event
Street Trees - Third		16	\$ 2,720		General tree care, pruning etc. \$42.50 * 2 hours * 2 times per year
Planters - Third		850	\$ 553		Assumed 5'x5' size each planter
Hanging Baskets - Third		5	\$ 708		Maintenance only, 1-2 waterings per day, 7 days a week 5/1-9/32
			\$ 9,644		Subtotal Plaza
	Total \$ 37,284		\$ 107,335	\$ 70,051	

Assumptions:

Based on outsourcing to private contractors all maintenance and snow removal
 No depreciation or capital replacement costs
 Major Repairs would be additional costs

*Existing cost based on 0.40 FTE of Park Operations Coordinator @ \$60,708 S&B equals \$24,282, plus 0.5 seasonal groundskeeper Apr-Oct @ \$7,000, plus contribution to the City to maintain the hanging flower baskets @\$6,000.

Sidewalk existing \$0.20 / sf litter/debris pick up. Future \$0.52 / sf as shown in notes.

OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Board of Supervisors will conduct a public hearing on Thursday, December 17, 2015, regarding the item noted below. The meeting will commence at 8:30 a.m. The meeting will be held in the Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada.

Public Hearing: For Possible Action: To consider a petition from downtown property owners to establish a Neighborhood Improvement District (NID) pursuant to Chapter 271 of Nevada Revised Statutes for the purpose of paying for maintenance of the Downtown Streetscape Enhancement Project, which includes improvements to Carson Street between Fifth Street and William Street, improvements to Third Street between Carson Street and Curry Street, and improvements to Curry Street between Musser Street and Robinson Street.

NRS 271.285 allows a petition signed by owners of tracts constituting at least one-half of the basis used for computation of assessments to be sufficient to initiate procedures for implementing a NID, and such petition has been submitted to the Carson City Planning Division. Carson City records indicate that you are either a property owner or business owner within the proposed NID. A map of the proposed NID boundary is on the back of this notice.

NRS 271.290 requires the Board of Supervisors to hold a public hearing on the petition to consider objections and any other information. Any owner of real property or tenant who resides or owns a business located within the proposed NID may present, orally or in writing, the reasons why he or she believes that the petition does not contain a sufficient number of qualified signatures, or that the Board of Supervisors cannot reasonably make the finding that the public interest will benefit by the provision of the proposed improvements within that part of the municipality with consideration of the differences it finds between the city as a whole and the territory within and adjacent to the proposed improvement district. (NRS 271.290)

The proposed NID includes private properties generally located along Carson Street and Curry Street between Fifth Street and William Street, and on Plaza Street between Proctor Street and William Street. The NID would be established to pay for maintenance of sidewalk improvements and amenities only along the frontages of private properties; the City and State would pay the full cost of maintenance of sidewalk improvements and amenities along the frontages of the City and State properties, respectively.

The petition, which includes a detailed NID map and proposed assessment apportionment, can be obtained on The Planning Division website at www.carson.org/planning or at the Planning Division office located at 108 E. Proctor St., Carson City, Nevada, 89701. Written comments should be sent to the Carson City Planning Division at the above-noted address, via fax at 775-887-2278, or via e-mail at planning@carson.org.

The Board of Supervisors agenda and packet of materials regarding this item will be available at www.carson.org/agendas by Friday, December 11, 2015. For information on the approximate time this item will be heard by the Board of Supervisors, please contact the Executive Offices at 887-2100, on or after December 11.

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Pub: November 27, 2015

Ad#11716645