



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: June 2, 2016

Staff Contact: Lee Plemel, Community Development Director

Agenda Title: For Possible Action: To adopt a resolution estimating the cost to be paid by the Downtown NID (Neighborhood Improvement District) assessment and the assessment roll 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 June 16, 2016, at the regularly scheduled meeting of the Board of Supervisors; and directing staff to provide notice of that public hearing pursuant to NRS 271.

Staff Summary: The Board of Supervisors adopted Ordinance No. 2016-1 establishing the Downtown NID on January 7, 2016. NRS 271 provides for the annual procedures for implementing a NID assessment. (Lee Plemel, lplemel@carson.org)

Agenda Action: Resolution

Time Requested: 15 minutes

Proposed Motion

I move to adopt a resolution estimating the cost to be paid by the Downtown NID assessment and the assessment roll 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 June 16, 2016, at the regularly scheduled meeting of the Board of Supervisors; and directing staff to provide notice of that public hearing pursuant to NRS 271.

Board's Strategic Goal

Economic Development

Previous Action

On January 7, 2016, the Board of Supervisors approved an ordinance establishing the Downtown Neighborhood Improvement District.

In a previous item on this agenda, the Board of Supervisors is scheduled to establish a Hardship Determination procedure as required pursuant to NRS 271.357.

Background/Issues & Analysis

The Board of Supervisors adopted Ordinance No. 2016-1 establishing the Downtown NID on January 7, 2016, in order to assess property owners to help pay for the ongoing maintenance of the Downtown Streetscape Enhancement Project improvements. The NID was initiated by petition of property owners representing more than 50% of the assessed valuation of properties within the NID.

NRS 271 provides for the annual procedures for implementing a NID assessment. The NID items on this agenda are the first actions towards implementing the annual assessment of properties within the Downtown NID. Following are the actions that will be taken this meeting and in following meetings to implement the assessment:

- June 2 Board of Supervisors items:

1. Establish a procedure for obtaining a hardship determination for payment of the assessment.
2. Adoption of a Resolution that (this item):
 - a. Estimates the cost to be paid by the assessment and the assessment roll;
 - b. Fixes the time and place to hear protests for June 16 and order notice of that public hearing.

- Notification - Send out notification to all property owners via certified mail, publish notice in the newspaper and post it.

- June 16 Board of Supervisors items:

1. Consideration of hardship determinations.
2. Public Hearing to consider all “complaints, protests and objections” to the assessment.
3. Adoption of a Resolution that determines the costs to be paid by the assessment includes the assessment roll and:
 - a. Ratifies the Engineer’s assessment roll; and
 - b. Confirms the assessment.

4. Introduction of ordinance to levy the assessment.

- Notification of assessment - Send notification of the assessment to the property owners.

- July 7 Board of Supervisors: Ordinance second reading.

Contact Lee Plemel at 283-7075 or lplemel@carson.org for any questions regarding this item.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 271

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number: N/A

Is it currently budgeted? Yes No

Explanation of Fiscal Impact: The City will continue to pay its portion of downtown maintenance costs in an amount that has been budgeted in past years before the downtown improvements.

Alternatives

Do not implement the Downtown NID assessment.

Attachments:

- 1) Resolution
- 2) Ordinance 2016-1 establishing the Downtown NID

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

RESOLUTION NO. 2016-R-__

A RESOLUTION ESTIMATING THE COST TO BE PAID BY THE DOWNTOWN NID (NEIGHBORHOOD IMPROVEMENT DISTRICT) ASSESSMENT AND THE ASSESSMENT ROLL 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 JUNE 16, 2016, AT THE REGULARLY SCHEDULED MEETING OF THE BOARD OF SUPERVISORS; AND DIRECTING STAFF TO PROVIDE NOTICE OF THAT PUBLIC HEARING PURSUANT TO NRS CHAPTER 271.

WHEREAS, the Carson City Board of Supervisors adopted Ordinance No. 2016-1 establishing the Downtown Neighborhood Improvement District (“NID”) on January 7, 2016, to help pay for the ongoing maintenance of the street beautification project known as the Downtown Streetscape Enhancement Project, and that ordinance provided for the baseline property assessment as well as other requirements; and

WHEREAS, NRS 271.380 requires the adoption of a Resolution to fix the time and place to hear protests regarding the assessment and order notice of that public hearing.

NOW, THEREFORE, BE IT RESOLVED that the Carson City Board of Supervisors hereby takes the following actions:

1. The Board of Supervisors establishes the assessment to be paid by the Downtown NID in FY 2016-17 (“Year One”) for the purpose of paying for maintenance of the Downtown Streetscape Enhancement Project at \$49,736, and estimates the Year One Downtown NID assessment roll for each property within the NID to be in those amounts as set forth in EXHIBIT A, attached herewith.

2. The Board of Supervisors sets the date for hearing of protests to be June 16, 2016, at the regularly scheduled meeting of the Board beginning at 8:30 a.m., to be held at 851 East William Street, Carson City, Nevada, and further directs staff to publish and provide notice of said public hearing in accordance with NRS 271.360, including the provision of notice to each property owner located within the NID.

Upon motion by Supervisor _____, seconded by Supervisor _____, this foregoing Resolution was passed and adopted this _____ day of _____, 2016 by the following vote:

AYES: _____

NAYS: _____
ABSENT: _____
ABSTAIN: _____

Robert L. Crowell, Mayor
Carson City, Nevada

ATTEST:

Sue Merriwether, Clerk
Carson City, Nevada

BILL NO. 115

ORDINANCE No. 2016-1

AN ORDINANCE CREATING THE DOWNTOWN NEIGHBORHOOD IMPROVEMENT DISTRICT PURSUANT TO CHAPTER 271 OF THE NEVADA REVISED STATUTES FOR THE PURPOSE OF PAYING FOR A PORTION OF THE COSTS REQUIRED TO MAINTAIN 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.

The Board of Supervisors of Carson City do hereby ordain:

SECTION I:

1. This ordinance creates the Downtown Neighborhood Improvement District (hereinafter "NID") pursuant to Chapter 271 of the Nevada Revised Statutes (hereinafter "NRS") based upon a petition submitted by property owners representing at least fifty percent of the assessed valuation of the properties within the NID. The NID's purpose is to cover that portion of the cost of ongoing maintenance for those off-street improvements first constructed along the frontages of private properties within the NID as part of the Downtown Streetscape Enhancement Project (e.g. sidewalks, landscaping, benches, etc.) that exceeds the maintenance costs already borne by Carson City for the frontages of those private properties.

2. Pursuant to NRS 271.325, the Board of Supervisors has determined that public convenience and necessity require the NID's creation, and that its creation is economically sound and feasible.

SECTION II:

The NID comprises only the area depicted on EXHIBIT A, including only the Assessor Parcel Numbers set forth on EXHIBIT C.

SECTION III:

The Downtown Streetscape Enhancement Project improvements that are to be maintained, in part, through NID-derived funds are graphically shown on Exhibit B, all of which front private properties within the NID's geographical boundaries. Maintenance of improvements fronting the public properties identified on Exhibit A are hereby expressly excluded from the NID and any NID-funded maintenance obligation.

SECTION IV:

1. The property owners within the NID shall respectively be assessed for fiscal tax year 2016-2017 ("Year One") the amounts shown on Exhibit C for each such property.

2. The City currently spends approximately \$37,284 per year on maintenance of the areas where Downtown Streetscape Enhancement Project's improvements will be constructed. The City will hereafter continue to contribute at least that amount toward the maintenance of those improvements.

3. The present annual maintenance cost estimate for the Downtown Streetscape Enhancement Project's improvements, including those on Carson Street, Curry Street, and the Third Street Plaza, is \$107,335. That estimate includes improvements that front properties owned by the State of Nevada ("State") and Carson City ("City"), respectively. The State and City will continue to maintain all 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 Downtown Streetscape Enhancement Project improvements will be constructed. The difference between the current maintenance expenditure by the City (\$37,284) and the Year One estimated maintenance cost (\$107,335) is \$70,051. The private property owners' annual maintenance cost share (71% of \$70,051) is therefore estimated to be \$49,736. This is the amount that will be assessed to property owners in Year One, as further detailed below in Section V of this Ordinance.

4. The Curry Street improvements under the Downtown Streetscape Enhancement Project are scheduled for construction two years after the Carson Street and Third Street improvements. It is the intent of this Ordinance to hereby establish a maintenance assessment for all of those improvements under the Downtown Streetscape Enhancement Project, including those made to Curry Street.

5. The NID Maintenance Plan, attached to this ordinance as Exhibit D, details the improvements to be maintained, the anticipated schedule and levels of maintenance of those improvements, and the estimated time and expense of that maintenance. The NID Maintenance Plan further provides for the power washing of sidewalks, garbage removal, general cleanup, landscape maintenance, and sidewalk snow removal.

SECTION V:

1. The NID's purpose is to self-assess its members in an amount equal to Carson City's increased maintenance costs for the portions of the Downtown Streetscape Enhancement Project that are constructed within the NID's geographic boundaries. No portion of any funds received from the NID, through assessment or otherwise, shall be used to pay all or any portion of an expense previously obligated for, or which has traditionally been borne by, the City.

2. This NID's geographic boundaries will include all non-excluded real property depicted on Exhibit A, with those included properties being assessed based upon the commercial building square footage of a property relative to the total commercial building square footage of all properties included within the NID. Generally,

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properties that directly front on the Downtown Streetscape Enhancement Project improvements are assessed at a 100% assessment rate, and properties that are elsewhere within the NID (i.e., 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 all private residences included within a mixed-use property) will be excluded from the NID and the resulting NID assessments. Where a change in use occurs for a property within the NID from commercial to residential or residential to commercial and that change becomes effective in the Assessor's records, the assessment will be adjusted with the next full assessment year as established at the time the Board of Supervisors confirms the assessment. No pro-ration by Carson City will be required for assessed NID properties sold during a tax year; rather, all such pro-rations will be privately addressed, if at all, by the buyer and seller to each such respective transaction. A Notice of NID Annual Assessment will be recorded against title to each and every assessed NID property.

3. The NID assessment shall be paid by each property owner in conjunction with such owner's property taxes for the year. Penalties and interest for delinquent amounts will be calculated in the same manner as for real property taxes. The assessment amount shall constitute a lien upon an assessed property and have the same priority as a lien for property taxes.

4. The total Year One assessment to all non-excluded property owners within the NID shall be \$49,736, collectively. The assessment shall be pro-rated each year among the NID's property owners based on the distribution method described in detail below.

5. The assessment shall increase each year by the Consumer Price Index for All Urban Consumers ("CPI") – All Items (1982-1984=100), as published by the U.S. Department of Labor, Bureau of Labor Statistics for the twelve month period ending December 31 next preceding the year for which the increase is being calculated, but in no event more than 5% on a year-over-year basis. An assessment shall not decrease from the prior year if the CPI goes negative for an evaluated period; provided, however, that once a credit balance of twenty percent (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). If the credit balance decreases below 20% of the projected cost of maintenance, the assessment shall be increased that year to cover the projected cost of maintenance plus the additional cost to reestablish the 20% credit balance, but in no case shall the assessment be more than the base assessment plus CPI increases described above. If the cost of maintenance in any given year exceeds the assessed amount plus any available credit balance and the City incurs the cost to meet contractual maintenance obligations, the assessment shall be increased the following year to reimburse the City for those additional maintenance expenditures and replenish the credit balance but in no case shall the assessment be more than the base assessment plus CPI increases described above.

6. The City shall prepare the annual assessment estimate to be considered by the Board of Supervisors at or prior to its first meeting in June each year, at which time the Board of Supervisors may confirm the assessment by resolution and levy the assessment for the following tax year. In confirming the assessment, the Board of

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Supervisors shall direct the Clerk to submit the list of parcel numbers and the assessed amount for each property to the Carson City Treasurer. The Board of Supervisors authorizes the Treasurer to reduce or waive the amount for good cause pursuant to NRS 361.483 and NRS 361.4835.

7. In Year One and all subsequent years, Carson City must itemize and document the alleged increased maintenance costs by spreadsheet and corroborating documentation, which may include actual costs of maintenance or the cost of contracting the maintenance to a private company, as applicable.

8. All NID assessments shall be allocated, and all NID member voting shall be weighted, in the proportion to the square footage of 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 and on Exhibit C. Square footage will be determined based upon the Carson City Assessor's Records.

9. Carson City and the State are not a part of the NID, and will be solely responsible for the maintenance of all improvements fronting their respective properties.

10. Upon request from the NID's board of directors, the Board of Supervisors may decrease the base assessment based upon an actual reduction in maintenance costs or other special considerations. The Board of Supervisors may further consider a request from the NID's board of directors for an increase in the base assessment to pay for other improvements or activities (such as marketing, advertising, equipment purchases, etc.), requests for increases in the levels of maintenance, or to modify the assessment percentages of property owners within the NID, as permitted by law, based on levels of service agreed to between the NID and City, so long as such a request is approved in writing by no less than those property owners within the NID that collectively represent at least 66-2/3% of the basis for assessment.

11. The City shall establish a procedure for obtaining a hardship determination on the basis of a property owner's ability to pay the assessment pursuant to NRS 271.357.

SECTION VI:

1. Pursuant to NRS 271.325(6), upon adoption of this Ordinance, the Board of Supervisors shall cause to be recorded in the office of the Carson City Recorder a certified copy of a list of the tracts to be assessed and the amount of maximum benefits estimated to be assessed against each tract in the assessment area, as shown on the assessment plat, as revised and approved by the governing body pursuant to NRS 271.320 (the area and the list of assessed properties). Neither the failure to record that list nor any defect or omission in that list shall affect the validity of any assessment, the lien for the payment thereof, or the priority of that lien.

2. In addition to the specific provisions of this ordinance, the NID shall be subject to all applicable requirements of NRS Chapter 271, Local Improvements.

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SECTION VII:

EXHIBIT LIST. This ordinance contains the following exhibits:

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

PROPOSED on December 17, 2015 by Supervisor Lori Bagwell.

PASSED January 7, 2016, by the following vote:

AYES: Supervisor Brad Bonkowski
Supervisor Karen Abowd
Supervisor Lori Bagwell
Mayor Robert Crowell

NAYS: Supervisor Jim Shirk

ABSENT: None.

ABSTAIN: None.


ROBERT L. CROWELL, Mayor

ATTEST:

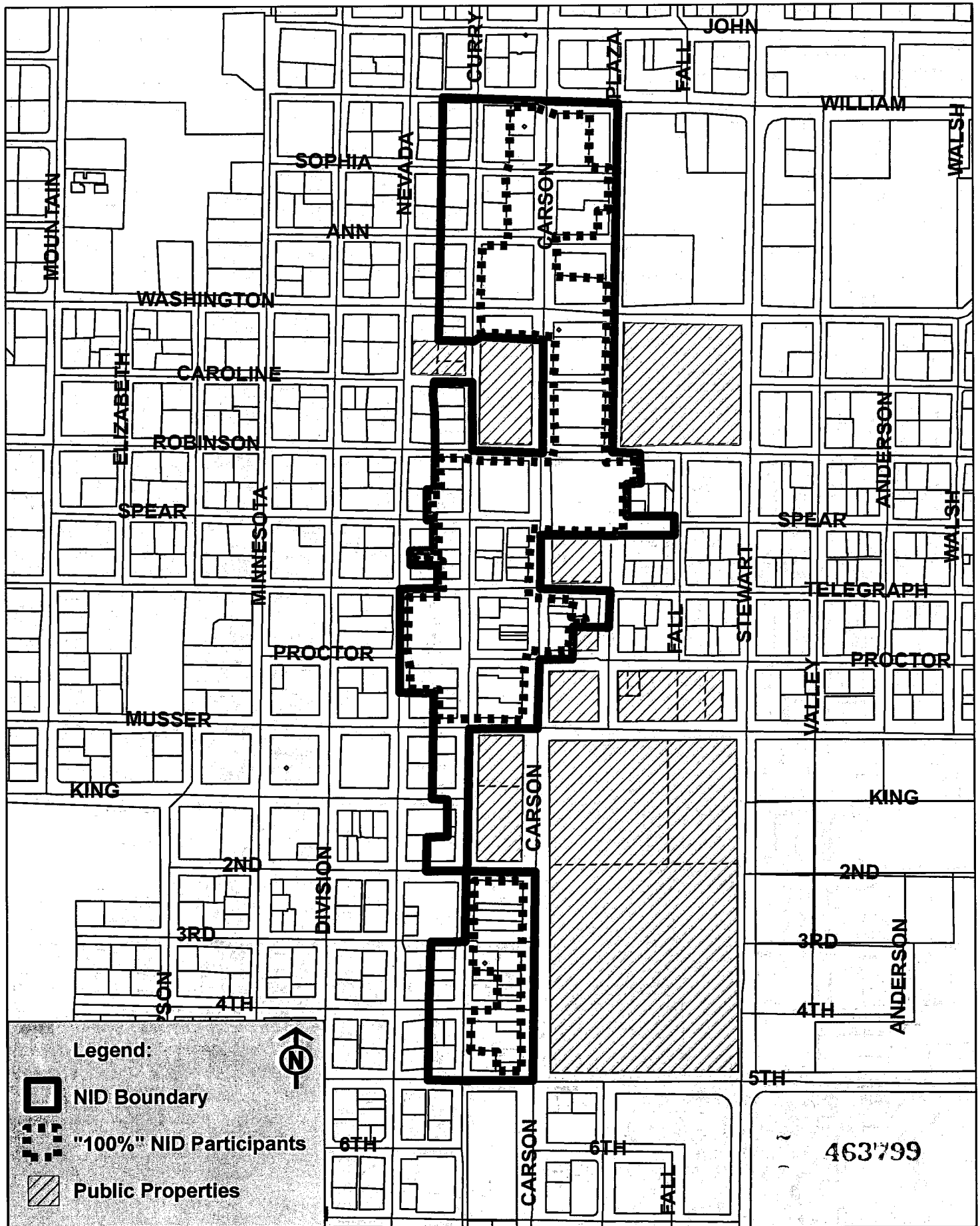

SUSAN MERRIWETHER, Clerk - Recorder

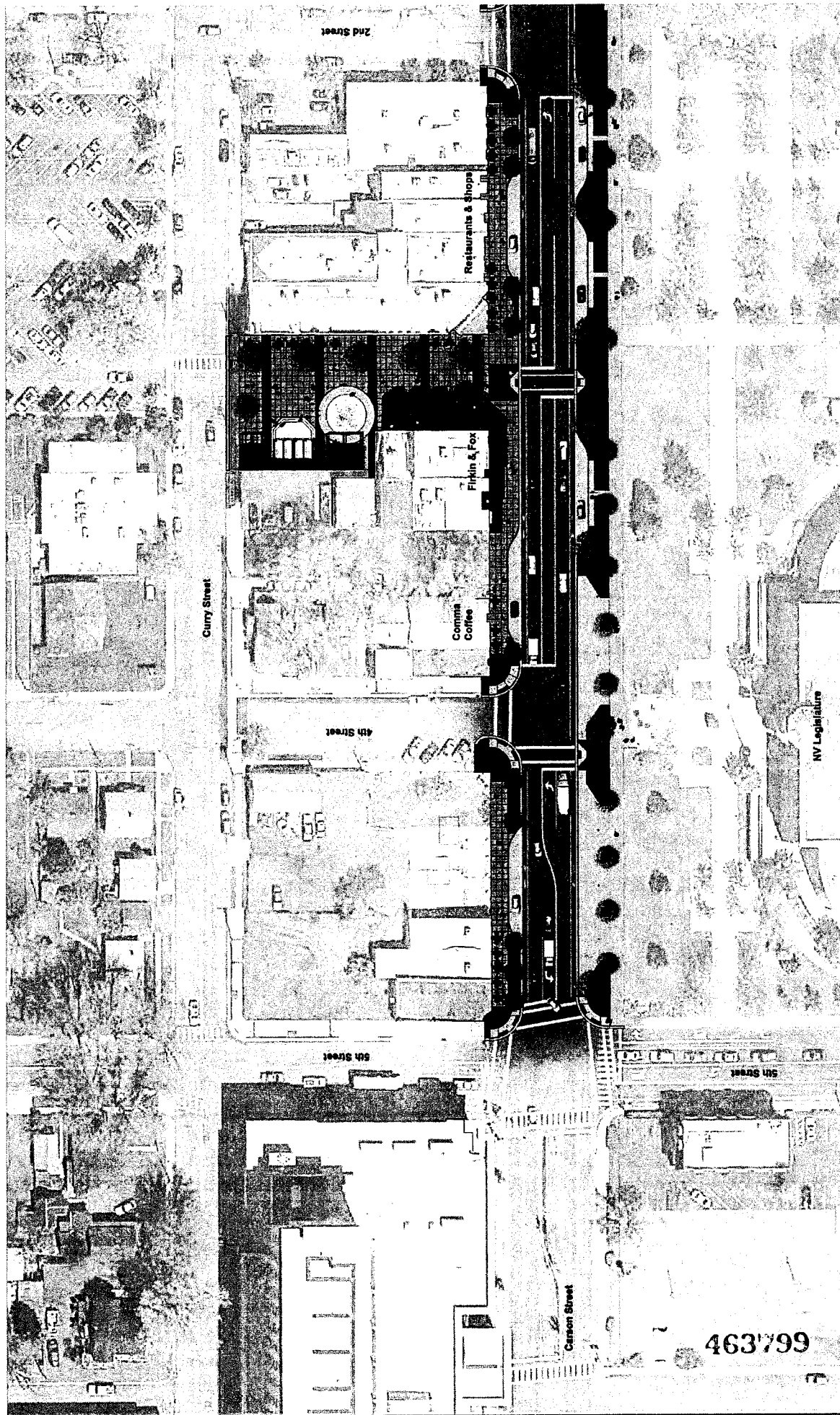
This ordinance shall be in force and effect from and after the 10th day of January, 2016.

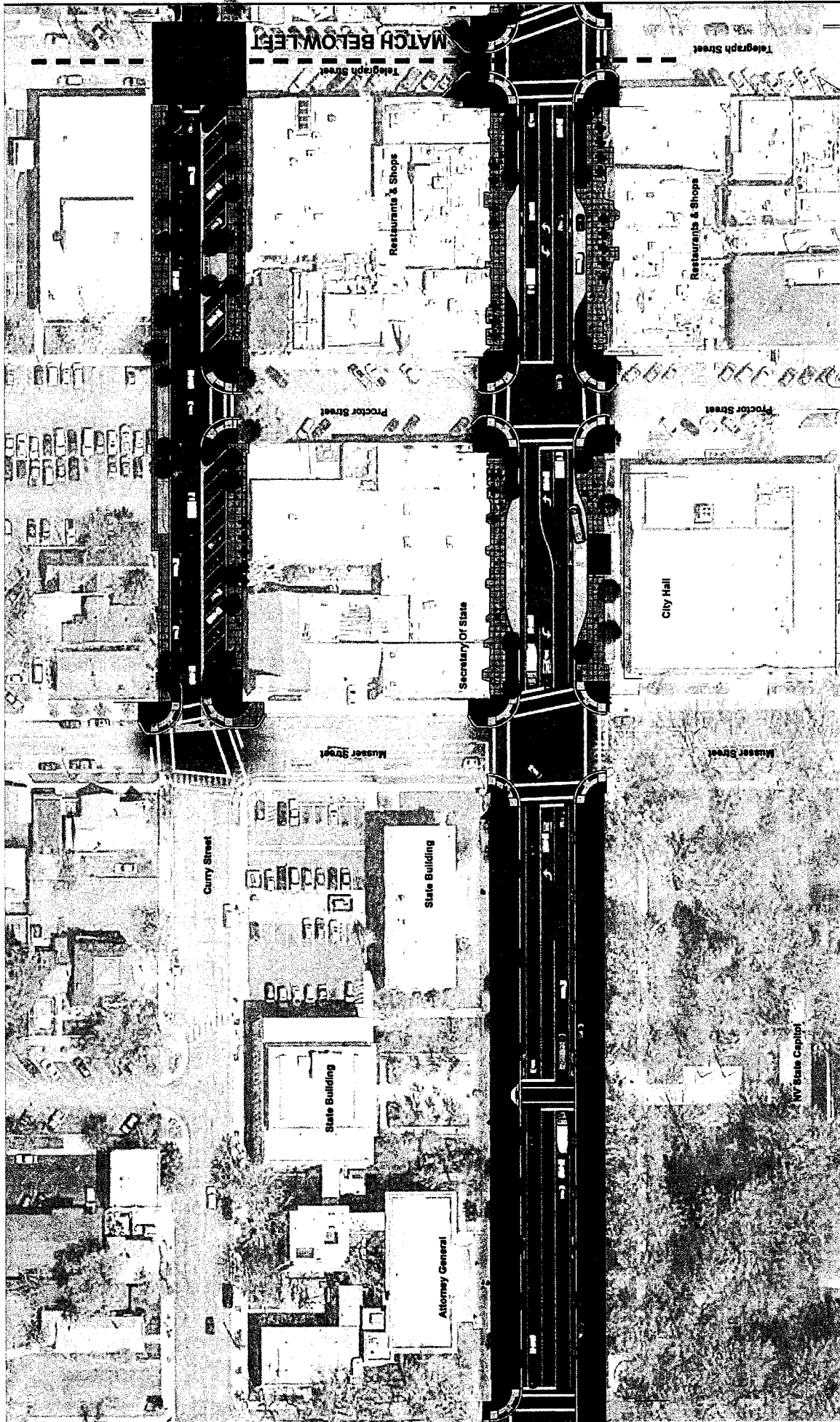
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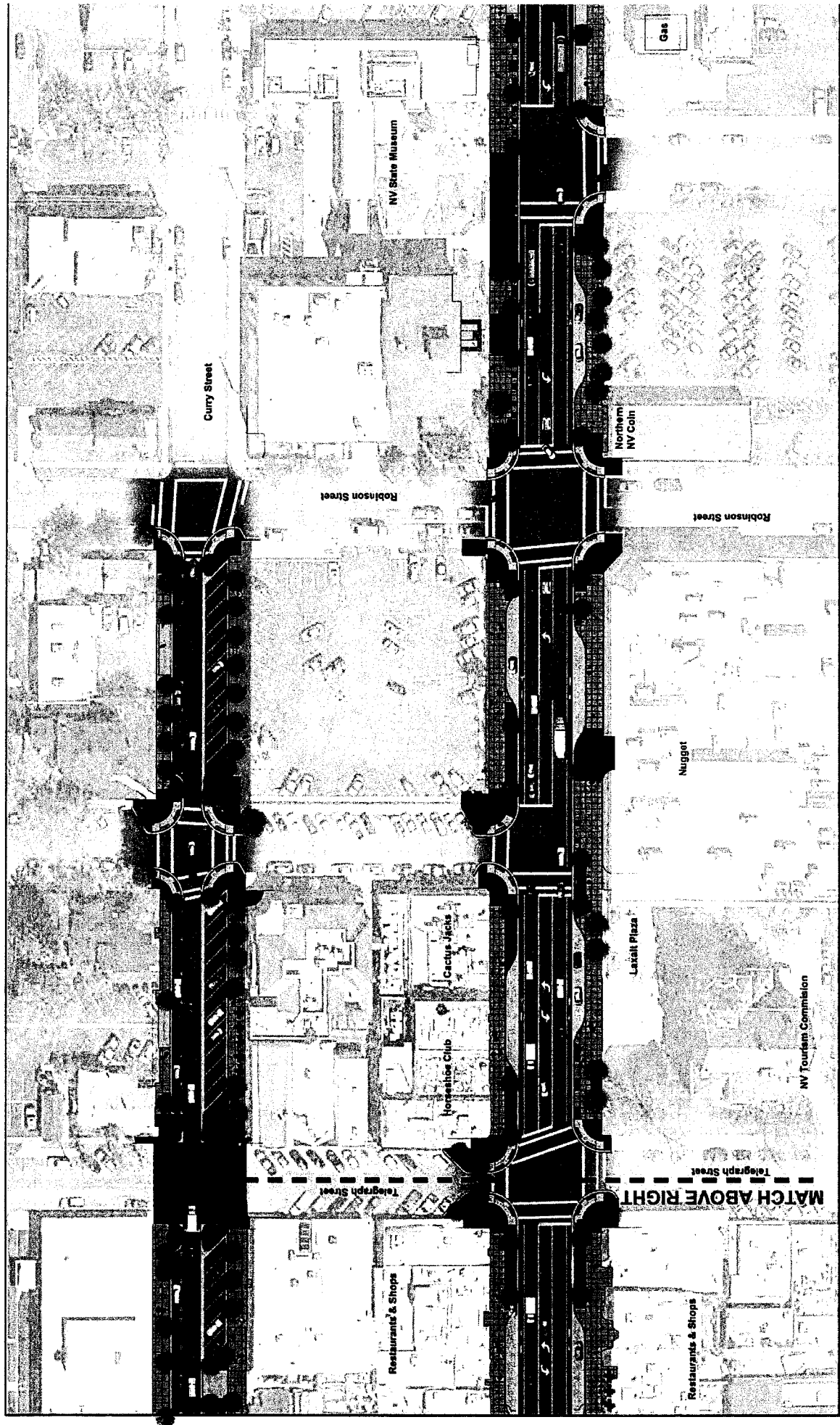
PROPOSED DOWNTOWN NEIGHBORHOOD IMPROVEMENT DISTRICT

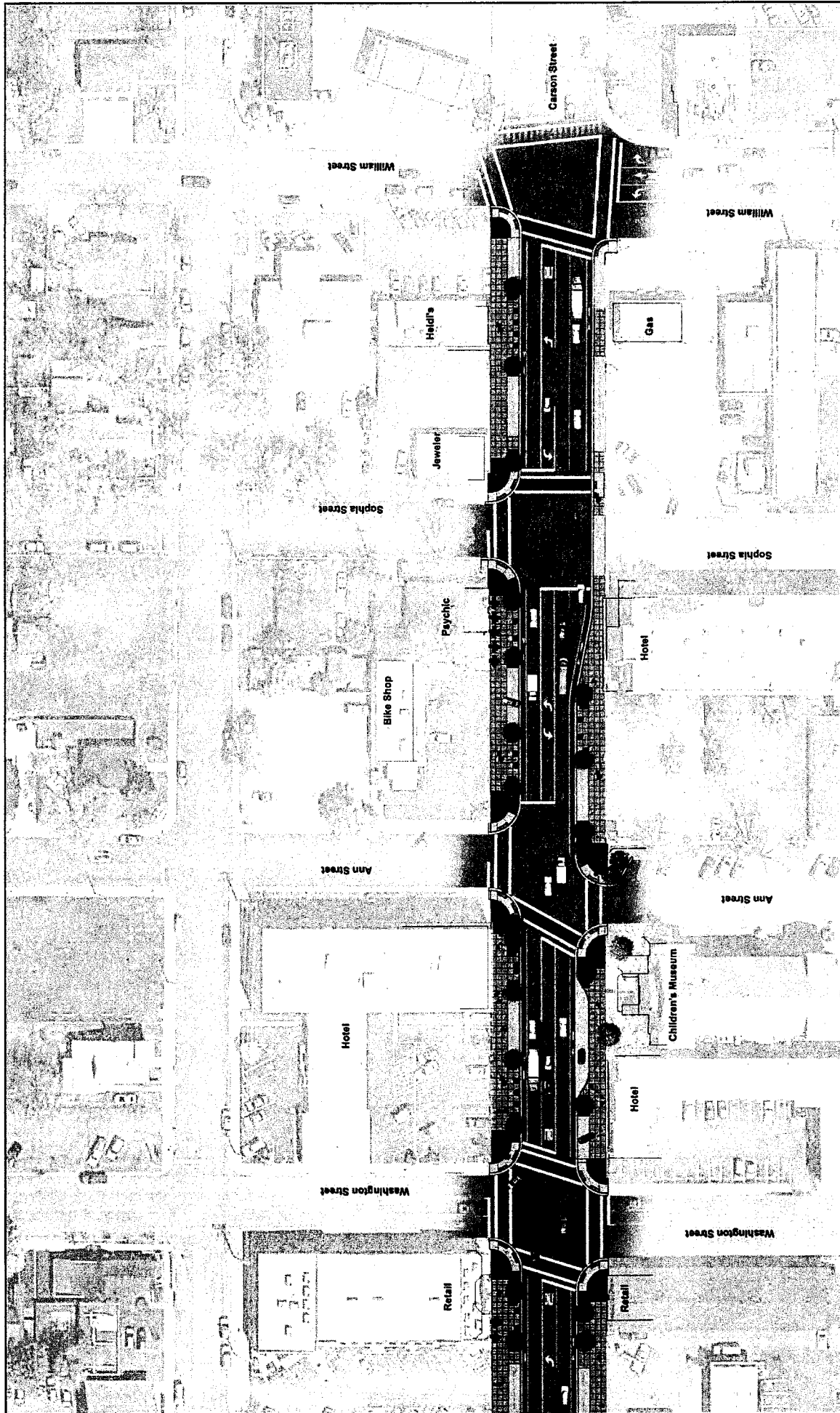
Exhibit A











Carson Street, Streetscape Improvements

DESIGNWORKSHOP

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

Parcel No	Property Location	Owner Name	AV 15/16	Land size	Bldg size	Factor	Specia Benefit		Assessment
							% total	bldg size \$	
WEST SIDE OF CARSON ST									
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
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
00119401	800 N CARSON STREET	MAFFI, JOE ROBERT	405,240	29,711	37,838	100%	37,838	8.14%	4,047
00328304	716 N CARSON ST	FIRST FINANCIAL COLLATERAL INC	327,282	11,080	19,927	100%	19,927	4.29%	2,132
00322301	500 N CARSON ST	ADAMS CARSON LLC	143,750	28,900	0	100%	-	0.00%	-
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
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	8,678	8,748	100%	8,748	1.88%	936
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	KNAIAK, JAMES W & BETTY TRUST	128,098	10,200	9,426	100%	9,426	2.03%	1,008
00311206	123 W SECOND ST	LOPICCOLO FAMILY TRUST 5/26/88	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 5/26/88	63,097	5,440	5,685	100%	5,685	1.22%	608
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
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
EAST SIDE OF CARSON ST									
00216201	1017 N CARSON ST	MAPP ENTERPRISES, INC	174,848	19,278	1,653	100%	1,653	0.36%	177
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%	-
00216402	801 N CARSON ST	BRINSON, BETTY	112,262	14,450	10,531	100%	10,531	2.26%	1,126
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
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
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%	-
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 REVOCABLE TRUST	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

FRONTAGE	ADDRESS	OWNER	AREA	VALUATION	TAX RATE	TOTAL TAX
<u>CURRY STREET FRONTAGE - EAST</u>						
<u>W WILLIAM AND N CURRY</u>	1007 N CURRY STREET	HAUTEKEET FAMILY TRUST	180,105	16,767	4,506	3,380
<u>SOPHIA AND N CURRY</u>	115 W SOPHIA	BROGISH LLC	27,728	7,225	936	702
	110 W ANN	CARSON CITY	37,240	7,735	0	-
<u>SPEAR AND N CURRY</u>	411 N CURRY ST	NORTHERN NV COMSTOCK INV LLC	336,468	6,119	9,467	9,467
	407 N CURRY ST	OLD GLOBE SALOON INC	33,182	2,006	1,641	1,641
<u>W TELEGRAPH AND N CURRY</u>	110 W TELEGRAPH ST	JONES, K & M TRUST	57,610	4,056	6,160	6,160
	108 W TELEGRAPH ST	CROWELL ENTERPRISES INC	28,249	1,774	2,311	2,311
	111 W TELEGRAPH ST	BRUUN-ANDERSEN FAMILY EST TRUST	130,763	5,780	11,019	11,019
<u>THIRD AND N CURRY</u>	S CURRY / THIRD	LOPICCOLO INVESTMENTS LLC	34,228	5,780	0	-
	110 W FOURTH ST	BERNARD BORTOLIN, LLC	30,324	5,780	1,456	1,092
	309 S CURRY ST	BERNARD BORTOLIN, LLC	12,242	2,890	0	-
<u>W FOURTH AND N CURRY</u>	114 W FIFTH ST	CUBIX ORMSBY LLC	25,983	5,780	0	-
<u>WILLIAM AND N CURRY</u>	1012 N CURRY ST	LEPIRE, GARRETT	38,575	5,780	1,952	1,464
	1008 N CURRY ST	FOUR WINDS, LLC	20,066	2,890	924	693
	1002 N CURRY ST	BRITTON, C M & SALKIN, H Q TR	36,842	5,780	2,053	1,540
<u>SOPHIA AND N CURRY</u>	910 N CURRY ST	C & A INVESTMENTS LLC	12,348	8,269	0	-
	904 N CURRY ST	T C J ENTERPRISES LLC	25,725	5,780	936	702
<u>ANN AND N CURRY</u>	812 N CURRY ST	ADAMS CARSON LLC	25,270	6,240	0	-
	808 N CURRY ST	ADAMS CARSON LLC	34,625	4,800	2,368	1,776
	802 N CURRY ST	ADAMS CARSON LLC	11,626	2,560	0	-
<u>W WASHINGTON AND N CURRY</u>	714 N CURRY ST	MKR VENTURES LLC	23,168	2,975	1,433	1,075
	710 N CURRY ST	HAND FAMILY TRUST	37,143	4,250	1,250	938
<u>W CAROLINE AND N CURRY</u>	201 W CAROLINE ST	1464 RAND AVENUE LLC	136,357	4,954	11,684	8,763
	N CURRY ST	1464 RAND AVENUE LLC	22,104	4,954	0	-
	602 N CURRY ST	SWAFFORD, DOYLE E & LORIE ET AL	45,724	6,241	2,446	1,835
<u>W ROBINSON AND N CURRY</u>	512 N CURRY ST	KLETTE S & M E FAMILY TRUST	21,188	2,890	713	713
	508 N CURRY ST	RPJ NV LLC	88,759	5,780	2,448	2,448
	204 W SPEAR ST	BENGOCHEA LLC	57,519	8,228	3,307	3,307
<u>W SPEAR AND N CURRY</u>	412 N CURRY ST	VERVE, JENNIFER AND CAIN, GARY	50,630	6,808	3,331	3,331
	402 N CURRY ST	PRUETT FAMILY TRUST	27,946	4,419	2,297	2,297
	405 N NEVADA ST	PRUETT FAMILY TRUST	38,440	8,752	1,309	1,309
<u>W TELEGRAPH AND N CURRY</u>	308 N CURRY ST	ADAMS CARSON LLC	183,947	29,843	18,352	18,352
<u>W PROCTOR AND N CURRY</u>	234 N CURRY ST	ADAMS CARSON LLC	86,850	13,005	0	-
	208 N CURRY ST	SHONNARD, KEITH W & MUSCARI, C	59,429	2,890	2,118	2,118
	206 N CURRY ST	FLIEGLER, ROBERT MD LTD	27,236	2,890	1,333	1,333
<u>W MUSSEY AND N CURRY</u>	202 N CURRY ST	WARREN, RICHARD AND WARREN DC TR	26,372	2,890	1,242	1,242
	112 N CURRY ST	CURRY MUSSEY PROCTOR & GREEN LLC	34,932	4,675	1,303	977
	102 N CURRY ST	NEVADA PRESS FOUNDATION	88,085	9,775	3,541	2,656
<u>W KING AND N CURRY</u>	201 W KING ST	201 W KING STREET LLC	33,229	1,980	2,788	2,091
	106 S CURRY ST	JOOST, KAREN	11,606	1,079	954	716
	110 S CURRY ST	SUMMO, DONALD W & EILENE H TR	47,033	9,075	1,123	842
<u>W SECOND AND S CURRY</u>	300 S CURRY ST	SIERRA NV ASSOC OF REALTORS INC	82,097	5,780	5,528	4,146
	314 S CURRY ST	SIERRA NV ASSOC OF REALTORS INC	11,193	2,890	0	-
	310 S CURRY ST	BROWN FAMILY LTD PARTNERSHIP & ET AL	39,449	5,780	1,419	1,064
<u>W FOUTH AND S CURRY</u>	201 W FOURTH ST	BROWN FAMILY LTD PARTNERSHIP & ET AL	18,741	3,560	783	587
	202 W FIFTH ST	PROCKISH, TONI R	21,900	6,480	1,184	888

EXHIBIT C

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

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

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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.