



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: May 18, 2017

Staff Contact: Lee Plemel, Community Development Director

Agenda Title: For Possible Action: To introduce, on first reading, Bill No. __, an ordinance related to improvement districts, establishing provisions to levy the Downtown Neighborhood Improvement District assessment for Fiscal Year 2017-18 for the maintenance of the Downtown Streetscape Enhancement Project; and providing other matters properly related thereto. (Lee Plemel, lplemel@carson.org)

Staff Summary: After adopting a Resolution confirming the Downtown NID assessment, the Board of Supervisors must introduce and adopt an ordinance to levy the assessment.

Agenda Action: Ordinance - First Reading

Time Requested: 5 minutes

Proposed Motion

I move to introduce, on first reading, Bill No. __, an ordinance related to improvement districts, establishing provisions to levy the Downtown Neighborhood Improvement District assessment for Fiscal Year 2017-18 for the maintenance of the Downtown Streetscape Enhancement Project; and providing other matters properly related thereto.

Board's Strategic Goal

Economic Development

Previous Action

January 7, 2016: The Board of Supervisors adopted Ordinance No. 2016-1 establishing the Downtown NID for the purpose of paying a portion of the cost of ongoing maintenance of the Downtown Streetscape Enhancement Project.

April 20, 2017: The Board of Supervisors adopted a Resolution estimating the cost to be paid by the Downtown NID assessment and the assessment roll for FY 2017-18 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 May 18, 2017, and directing staff to provide notice of that public hearing.

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 Downtown 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 include the required actions to implement the annual assessment of properties within the Downtown NID.

The attached Ordinance includes the proposed assessment. The proposed assessment is based on the square footage of non-residential building area on each parcel. Generally, properties with direct frontage or immediate adjacency to the proposed Downtown Streetscape Enhancement Project improvements pay at a "100%" assessment rate, while properties within the Downtown NID but not immediately adjacent to the new improvements pay at a "75%" rate. The Year Two assessment equals the Year One assessment (\$49,736) times the CPI established per Ordinance No. 2016-1 (2.1%), which totals \$50,780.

Notification of the Downtown NID assessment, the procedures for applying for Hardship Determination, and procedures for making complaints, protests and objections were sent out to each property within the Downtown NID.

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

Applicable Statute, Code, Policy, Rule or Regulation

NRS Chapter 271.

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number: 602 (Redevelopment)

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. The property owners within the Downtown NID will pay an additional assessment with their property taxes. NRS Chapter 271 assessments are exempt from business impact statement requirements.

Alternatives

Do not implement the Downtown NID assessment.

Attachments:

1) Ordinance.

Board Action Taken:

Motion: _____

1) _____

Aye/Nay

2) _____

(Vote Recorded By)

Summary: An ordinance to levy the Downtown Neighborhood Improvement District assessment for FY 2017-18 for the maintenance of the Downtown Streetscape Enhancement project.

BILL NO. ____

ORDINANCE No. 2017-__

AN ORDINANCE RELATING TO IMPROVEMENT DISTRICTS, ESTABLISHING PROVISIONS TO LEVY THE DOWNTOWN NEIGHBORHOOD IMPROVEMENT DISTRICT ASSESSMENT FOR FISCAL YEAR 2017-18 FOR THE MAINTENANCE OF THE DOWNTOWN STREETScape ENHANCEMENT PROJECT; AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.

The Board of Supervisors of Carson City do ordain:

Whereas, the Carson City Board of Supervisors ("Board") adopted Ordinance No. 2016-1 pursuant to NRS Chapter 271 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, the Downtown Streetscape Enhancement Project is partially completed with the reconstruction of Carson Street; and

Whereas, on May 18, 2017, the Board considered all applications for hardship determination and the recommendations of the Carson City Human Services Department regarding such applications; and

Whereas, the Board has determined the Year One cost of maintenance to be paid by special assessments levied against the benefitted parcels within the Downtown NID, and Ordinance No. 2016-1 establishes the method for determining subsequent assessments based on the Consumer Price Index; and

Whereas, the Board has determined and does hereby declare that the net cost of maintenance to be assessed to the benefitted parcels within the Downtown NID in Year Two is \$50,780, which equals the Year One base assessment (\$49,736) multiplied by the Consumer Price Index of 2.1% as established by Ordinance No. 2016-1.

SECTION I:

1. *The Board hereby levies the assessment to be paid by the Downtown NID in FY 2017-18 ("Year Two") for the purpose of paying for maintenance of the Downtown Streetscape Enhancement Project at \$50,780, distributed between property owners as shown on the confirmed assessment roll in EXHIBIT A, attached hereto.*

2. *The officers and employees of Carson City are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this ordinance.*

PROPOSED on _____, 2017.

PROPOSED by _____.

PASSED _____, 2017.

VOTE: AYES: SUPERVISORS: _____

NAYS: SUPERVISORS: _____

ABSENT: SUPERVISORS: _____

Robert Crowell, Mayor

ATTEST:

SUE MERRIWETHER
CLERK/RECORDER

This ordinance shall be in force and effect from and after the _____ day of _____, 2017.

| | Parcel No | Property Location | Owner Name | Bldg size | Specia Benefit Factor | % total bldg size | Assessment \$ | 50,780 |
|--------------------------------------|-----------|---------------------|---------------------------------|-----------|-----------------------|-------------------|---------------|----------|
| <u>WEST SIDE OF CARSON ST</u> | | | | | | | | |
| <u>W WILLIAMS AND N CARSON</u> | 00118499 | 1020 N CARSON ST | HEIDI'S DUTCH MILL | 2,259 | 100% | 2,259 | 0.49% | \$ 248 |
| | 00118407 | 1020 N CARSON ST | ROSENTHAL, DONALD M ET AL | 0 | 100% | - | 0.00% | \$ - |
| | 00118408 | 1000 N CARSON ST | THAYER, DONALD AND CATHERINE | 1,500 | 100% | 1,500 | 0.32% | \$ 165 |
| <u>SOPHIA AND N CARSON</u> | 00118802 | 922 N CARSON STREET | BROGISH LLC | 2,625 | 100% | 2,625 | 0.57% | \$ 288 |
| | 00118804 | 900 N CARSON STREET | BROOKS, BENTLEY Y & MONICA | 2,100 | 100% | 2,100 | 0.45% | \$ 231 |
| <u>ANN AND N CARSON</u> | 00119401 | 800 N CARSON STREET | MAFFI, JOE ROBERT | 37,838 | 100% | 37,838 | 8.18% | \$ 4,155 |
| <u>W WASHINGTON AND N CARSON</u> | 00328304 | 716 N CARSON ST | KAPLAN FAMILY TRUST | 19,927 | 100% | 19,927 | 4.31% | \$ 2,188 |
| <u>W ROBINSON AND N CARSON</u> | 00322301 | 500 N CARSON ST | ADAMS CARSON LLC | 0 | 100% | - | 0.00% | \$ - |
| <u>W SPEAR AND N CARSON</u> | 00322402 | 420 N CARSON ST | NORTHERN NV COMSTOCK INV LLC | 5,439 | 100% | 5,439 | 1.18% | \$ 597 |
| | 00322403 | 410 N CARSON ST | DOUGLASS DEVELOPMENT LLC | 4,403 | 100% | 4,403 | 0.95% | \$ 484 |
| | 00322404 | 408 N CARSON ST | CHANEY, EUGENE FAM LIMITED PART | 4,945 | 100% | 4,945 | 1.07% | \$ 543 |
| | 00322409 | 402 N CARSON ST | CHANEY, EUGENE FAM LIMITED PART | 5,951 | 100% | 5,951 | 1.29% | \$ 654 |
| <u>W TELEGRAPH AND N CARSON</u> | 00322902 | 320 N CARSON ST | 320 NORTH CARSON STREET LLC | 2,690 | 100% | 2,690 | 0.58% | \$ 295 |
| | 00322903 | 318 N CARSON ST | DOUBLE EAGLE CUBED LLC | 13,441 | 100% | 13,441 | 2.91% | \$ 1,476 |
| | 00322904 | 310 N CARSON ST | SCHMIDT, MARK & KIMBERLY TRUST | 1,020 | 100% | 1,020 | 0.22% | \$ 112 |
| | 00322905 | 308 N CARSON ST | SCHMIDT, MARK & KIMBERLY TRUST | 1,275 | 100% | 1,275 | 0.28% | \$ 140 |
| | 00322906 | 306 N CARSON ST | ADAMS 302 CARSON LLC | 2,053 | 100% | 2,053 | 0.44% | \$ 225 |
| | 00322907 | 302 N CARSON ST | ADAMS CARSON LLC | 8,748 | 100% | 8,748 | 1.89% | \$ 961 |
| <u>W PROCTOR AND N CARSON</u> | 00321301 | 111 W PROCTOR ST | CARSON INCUBATOR I LLC | 8,390 | 100% | 8,390 | 1.81% | \$ 921 |
| | 00321302 | 206 N CARSON ST | WARREN, RICHARD & WARREN, DC TR | 11,519 | 100% | 11,519 | 2.49% | \$ 1,265 |
| | 00321303 | 202 N CARSON ST | KNASIAK, JAMES W & BETTY TRUST | 9,426 | 100% | 9,426 | 2.04% | \$ 1,035 |
| <u>SECOND AND S CARSON</u> | 00311206 | 123 W SECOND ST | LOPICCOLO FAMILY TRUST 5/26/98 | 10,251 | 100% | 10,251 | 2.22% | \$ 1,126 |
| | 00311203 | 210 S CARSON ST | BODIE NEVADA TRUST 12/27/11 | 1,924 | 100% | 1,924 | 0.42% | \$ 211 |
| | 00311204 | 217 S CURRY ST | MERCURY CLEANERS INC | 5,746 | 100% | 5,746 | 1.24% | \$ 631 |
| | 00311205 | 224 S CARSON ST | LOPICCOLO FAMILY TRUST 5/26/98 | 5,685 | 100% | 5,685 | 1.23% | \$ 624 |
| <u>THIRD AND S CARSON</u> | 00311309 | 310 S CARSON ST | LOPICCOLO INVESTMENTS LLC | 12,906 | 100% | 12,906 | 2.79% | \$ 1,417 |
| | 00311310 | S CARSON ST | BERNARD BORTOLIN, LLC | 0 | 100% | - | 0.00% | \$ - |
| | 00311311 | 312 S CARSON ST | BERNARD BORTOLIN, LLC | 2,890 | 100% | 2,890 | 0.62% | \$ 317 |
| | 00311312 | 314 S CARSON ST | BERNARD BORTOLIN, LLC | 1,920 | 100% | 1,920 | 0.42% | \$ 211 |
| <u>FOUTH AND S CARSON</u> | 00311602 | 400 S CARSON ST | BERNARD BORTOLIN, LLC | 0 | 100% | - | 0.00% | \$ - |
| | 00311601 | 410 S CARSON ST | BERNARD BORTOLIN, LLC | 4,208 | 100% | 4,208 | 0.91% | \$ 462 |
| | 00311604 | 418 S CARSON ST | CUBIX ORMSBY LLC | 2,079 | 100% | 2,079 | 0.45% | \$ 228 |
| <u>EAST SIDE OF CARSON ST</u> | | | | | | | | |
| <u>E WILLIAMS AND N CARSON</u> | 00216201 | 1017 N CARSON ST | MAPP ENTERPRISES, INC | 1,653 | 100% | 1,653 | 0.36% | \$ 182 |
| <u>SOPHIA AND N CARSON</u> | 00216304 | 917 N CARSON ST | B P HOTEL, LLC | 31,890 | 100% | 31,890 | 6.90% | \$ 3,502 |
| | 00216305 | 901 N CARSON STREET | B P HOTEL, LLC | 0 | 100% | - | 0.00% | \$ - |
| <u>ANN AND N CARSON</u> | 00216402 | 801 N CARSON ST | BRINSON, BETTY | 10,531 | 100% | 10,531 | 2.28% | \$ 1,156 |
| <u>E WASHINGTON AND N CARSON</u> | 00426101 | 113 E WASHINGTON ST | CARSON LODGE #1 - MASONIC LODGE | 4,929 | 100% | 4,929 | 1.07% | \$ 541 |
| | 00426102 | 705 N CARSON ST | LAMKIN, ROBERT L AND ROBERTA A | 1,731 | 100% | 1,731 | 0.37% | \$ 190 |
| <u>EAST CAROLINE AND N CARSON</u> | 00426301 | 617 N CARSON ST | ADAMS CARSON LLC | 0 | 100% | - | 0.00% | \$ - |

FY 2017-18 "Year-Two" Downtown Neighborhood Improvement District Maintenance Engineer's Assessment Roll

EXHIBIT A

| | | | | | | | | | |
|-------------------------------------|----------|---------------------|---------------------------------|--------|------|--------|--------|----|--------------|
| | 00426302 | 601 N CARSON ST | PARDINI FAMILY PROPERTIES LLC | 3,920 | 100% | 3,920 | 0.85% | \$ | 430 |
| <u>E ROBINSON AND N CARSON</u> | 00421111 | 507 N CARSON ST | ADAMS CARSON LLC | 79,378 | 100% | 79,378 | 17.17% | \$ | 8,717 |
| | 00421402 | E SPEAR ST | ADAMS CARSON LLC | 0 | 100% | - | 0.00% | \$ | - |
| <u>E TELEGRAPH AND N CARSON</u> | 00421503 | 319 N CARSON ST | DAVIS / BENTHAM LLC | 4,320 | 100% | 4,320 | 0.93% | \$ | 474 |
| | 00421504 | 315 N CARSON ST | YAPLE, JON M AND JEANNE | 1,958 | 100% | 1,958 | 0.42% | \$ | 215 |
| | 00421508 | 311 N CARSON ST | JOHNSON, THOMAS Y AND LINDA E | 7,644 | 100% | 7,644 | 1.65% | \$ | 839 |
| | 00421506 | 301 N CARSON ST | JOHNSON FAMILY REVOCABLETRUST | 9,282 | 100% | 9,282 | 2.01% | \$ | 1,019 |
| CURRY STREET FRONTAGE - EAST | | | | | | - | 0.00% | \$ | - |
| <u>W WILLIAM AND N CURRY</u> | 00118409 | 1007 N CURRY STREET | HAUTEKEET FAMILY TRUST | 4,506 | 75% | 3,380 | 0.73% | \$ | 371 |
| <u>SOPHIA AND N CURRY</u> | 00118801 | 115 W SOPHIA | BROGISH LLC | 0 | 75% | - | 0.00% | \$ | - |
| | 00118803 | 110 W ANN | CARSON CITY | 0 | 75% | - | 0.00% | \$ | - |
| <u>SPEAR AND N CURRY</u> | 00322401 | 411 N CURRY ST | NORTHERN NV COMSTOCK INV LLC | 9,467 | 100% | 9,467 | 2.05% | \$ | 1,040 |
| | 00322407 | 407 N CURRY ST | OLD GLOBE SALOON INC | 1,641 | 100% | 1,641 | 0.35% | \$ | 180 |
| | 00322406 | 110 W TELEGRAPH ST | JONES, K & M TRUST | 6,160 | 100% | 6,160 | 1.33% | \$ | 676 |
| <u>W TELEGRAPH AND N CURRY</u> | 00322408 | 108 W TELEGRAPH ST | CROWELL ENTERPRISES INC | 2,311 | 100% | 2,311 | 0.50% | \$ | 254 |
| | 00322901 | 111 W TELEGRAPH ST | BRUUN-ANDERSEN FAMILY EST TRUST | 11,019 | 100% | 11,019 | 2.38% | \$ | 1,210 |
| <u>THIRD AND N CURRY</u> | 00311315 | S CURRY / THIRD | LOPICCOLO INVESTMENTS LLC | 1,080 | 100% | 1,080 | 0.23% | \$ | 119 |
| | 00311399 | W THIRD ST | LOPICCOLO INVESTMENTS LLC | 0 | 100% | - | 0.00% | \$ | - |
| | 00311313 | 110 W FOURTH ST | BERNARD BORTOLIN, LLC | 1,456 | 75% | 1,092 | 0.24% | \$ | 120 |
| | 00311314 | 309 S CURRY ST | BERNARD BORTOLIN, LLC | 0 | 75% | - | 0.00% | \$ | - |
| <u>W FOUTH AND N CURRY</u> | 00311603 | 114 W FIFTH ST | CUBIX ORMSBY LLC | 0 | 75% | - | 0.00% | \$ | - |
| <u>WILLIAM AND N CURRY</u> | 00118302 | 1012 N CURRY ST | LEPIRE, GARRETT | 0 | 75% | - | 0.00% | \$ | - |
| | 00118304 | 1008 N CURRY ST | FOUR WINDS, LLC | 924 | 75% | 693 | 0.15% | \$ | 76 |
| | 00118306 | 1002 N CURRY ST | BRITTON, C M & SALKIN, H Q TR | 2,053 | 75% | 1,540 | 0.33% | \$ | 169 |
| <u>SOPHIA AND N CURRY</u> | 00118707 | 910 N CURRY ST | C & A INVESTMENTS LLC | 0 | 75% | - | 0.00% | \$ | - |
| | 00118705 | 904 N CURRY ST | T C J ENTERPRISES LLC | 936 | 75% | 702 | 0.15% | \$ | 77 |
| <u>ANN AND N CURRY</u> | 00119302 | 812 N CURRY ST | ADAMS CARSON LLC | 0 | 75% | - | 0.00% | \$ | - |
| | 00119305 | 808 N CURRY ST | ADAMS CARSON LLC | 2,368 | 75% | 1,776 | 0.38% | \$ | 195 |
| | 00119306 | 802 N CURRY ST | ADAMS CARSON LLC | 0 | 75% | - | 0.00% | \$ | - |
| <u>W WASHINGTON AND N CURRY</u> | 00328202 | 714 N CURRY ST | MKR VENTURES LLC | 1,433 | 75% | 1,075 | 0.23% | \$ | 118 |
| | 00328203 | 710 N CURRY ST | GRAVES, BRANDI & JONES, LINDSEY | 1,250 | 75% | 938 | 0.20% | \$ | 103 |
| <u>W CAROLINE AND N CURRY</u> | 00328502 | 201 W CAROLINE ST | RETRO INN LLC | 11,684 | 75% | 8,763 | 1.90% | \$ | 962 |
| | 00328503 | N CURRY ST | RETRO INN LLC | 0 | 75% | - | 0.00% | \$ | - |
| | 00328504 | 602 N CURRY ST | SWAFFORD, DOYLE E & LORIE ET AL | 2,446 | 75% | 1,835 | 0.40% | \$ | 201 |
| <u>W ROBINSON AND N CURRY</u> | 00322202 | 512 N CURRY ST | KLETTE S & M E FAMILY TRUST | 713 | 100% | 713 | 0.15% | \$ | 78 |
| | 00322203 | 508 N CURRY ST | RPJ NV LLC | 2,448 | 100% | 2,448 | 0.53% | \$ | 269 |
| | 00322204 | 204 W SPEAR ST | BENGOCHEA LLC | 3,307 | 100% | 3,307 | 0.72% | \$ | 363 |
| <u>W SPEAR AND N CURRY</u> | 00322510 | 412 N CURRY ST | VERIVE, JENNIFER AND CAIN, GARY | 3,331 | 100% | 3,331 | 0.72% | \$ | 366 |
| | 00322503 | 402 N CURRY ST | PRUETT FAMILY TRUST | 2,297 | 100% | 2,297 | 0.50% | \$ | 252 |
| | 00322506 | 405 N NEVADA ST | PRUETT FAMILY TRUST | 1,309 | 100% | 1,309 | 0.28% | \$ | 144 |
| <u>W TELEGRAPH AND N CURRY</u> | 00322801 | 308 N CURRY ST | ADAMS 308 N CURRY LLC | 18,352 | 100% | 18,352 | 3.97% | \$ | 2,015 |
| <u>W PROCTOR AND N CURRY</u> | 00321201 | 234 N CURRY ST | ADAMS 308 N CURRY LLC | 0 | 100% | - | 0.00% | \$ | - |
| | 00321203 | 208 N CURRY ST | PLATINUM QUAIL LLC SERIES A | 2,118 | 100% | 2,118 | 0.46% | \$ | 233 |
| | 00321204 | 206 N CURRY ST | FLIEGLER, ROBERT MD LTD | 1,333 | 100% | 1,333 | 0.29% | \$ | 146 |

FY 2017-18 "Year-Two" Downtown Neighborhood Improvement District Maintenance Engineer's Assessment Roll

EXHIBIT A


| | | | | | | | | | |
|------------------------------|----------|---------------------|----------------------------------|-------|---------|---------|-------|----|--------|
| | 00321205 | 202 N CURRY ST | WARREN, RICHARD AND WARREN DC TR | 1,242 | 100% | 1,242 | 0.27% | \$ | 136 |
| <u>W MUSSER AND N CURRY</u> | 00321502 | 112 N CURRY ST | CURRY MUSSER PROCTOR & GREEN LLC | 1,303 | 75% | 977 | 0.21% | \$ | 107 |
| | 00321504 | 102 N CURRY ST | NEVADA PRESS FOUNDATION | 3,541 | 75% | 2,656 | 0.57% | \$ | 292 |
| <u>W KING AND N CURRY</u> | 00321710 | 201 W KING ST | 201 W KING STREET LLC | 2,788 | 75% | 2,091 | 0.45% | \$ | 230 |
| | 00321711 | 106 S CURRY ST | JOOST, KAREN | 954 | 75% | 716 | 0.15% | \$ | 79 |
| | 00321713 | 110 S CURRY ST | SUMMO, DONALD W & EILENE H TR | 1,123 | 75% | 842 | 0.18% | \$ | 92 |
| <u>W SECOND AND S CURRY</u> | 00311401 | 300 S CURRY ST | SIERRA NV ASSOC OF REALTORS INC | 5,528 | 75% | 4,146 | 0.90% | \$ | 455 |
| | 00311403 | 314 S CURRY ST | SIERRA NV ASSOC OF REALTORS INC | 0 | 75% | - | 0.00% | \$ | - |
| | 00311404 | 310 S CURRY ST | BROWN, RANDY J INVESTMENTS LLC | 1,419 | 75% | 1,064 | 0.23% | \$ | 117 |
| <u>W FOURTH AND S CURRY</u> | 00311503 | 201 W FOURTH ST | BROWN, RANDY J INVESTMENTS LLC | 0 | 75% | - | 0.00% | \$ | - |
| | 00311505 | 202 W FIFTH ST | LANGSON, DON K | 0 | 75% | - | 0.00% | \$ | - |
| | 00311502 | 205 W FOURTH ST | DOESCHER FAMILY TRUST 12/4/03 | 0 | 75% | - | 0.00% | \$ | - |
| PLAZA STREET FRONTAGE | | | | | | | | \$ | |
| <u>WILLIAMS AND PLAZA</u> | 00216202 | 1000 N PLAZA STREET | M & M BIGUE INVESTMENTS LLC | 5,239 | 75% | 3,929 | 0.85% | \$ | 432 |
| <u>SOPHIA AND PLAZA</u> | 00216303 | 110 E ANN STREET | SALAS, ANGELICA & GONZALEZ | 2,465 | 75% | 1,849 | 0.40% | \$ | 203 |
| <u>E TELEGRAPH AND PLAZA</u> | 00421502 | 107 E TELEGRAPH | T.L.A.C.P., LLC | 2,150 | 75% | 1,613 | 0.35% | \$ | 177 |
| | 00421501 | 111 E TELEGRAPH | PH PROPERTIES LTE PARTNERSHIP | 2,948 | 75% | 2,211 | 0.48% | \$ | 243 |
| | | | | Total | 477,036 | 462,408 | 100% | \$ | 50,780 |

Downtown Neighborhood Improvement District
FY 2017-18
City Engineer's Assessment Roll

State of Nevada }
 }
County of Carson City }

To the Board of Supervisors of Carson City, Nevada:

I hereby certify and report that the foregoing is the assessment roll and assessments made by me for the purpose of paying that part of the cost which you decided should be paid and borne by special assessment for the Downtown Neighborhood Improvement District for the maintenance of the Downtown Streetscape Enhancement Project; that in making such assessments, I have, as near as may be, and according to my best judgement, conformed in all things to the provisions of Chapter 271 of NRS.



Thomas Grundy, P.E., For City Engineer

Dated at Carson City, Nevada, April 11, 2017.

PROPOSED DOWNTOWN NEIGHBORHOOD IMPROVEMENT DISTRICT

Exhibit A

