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RECORDED AT THE
REQUEST OF

Clerk to Board

2017 APR 27 PM 3:04

FILE NO. 474360

SUSAN MERRIWETHER
CARSON CITY RECORDER

REC'D DEP. *[Signature]*

FOR RECORDER'S USE ONLY

Resolution No. 2017 R. 7 - City Engineer's Est.
TITLE OF DOCUMENT Assessment Roll for
FY 2018 - Downtown MID

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain personal information of any person or persons. (NRS 239B.030)

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain personal information of a person or persons as required by law. State specific law: _____

Signature

Print Name & Title

WHEN RECORDED MAIL TO:

Kathy King

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474360

RESOLUTION NO. 2017-R-7

A RESOLUTION REPORTING THE CITY ENGINEER'S ESTIMATED ASSESSMENT ROLL FOR FISCAL YEAR 2018 IDENTIFYING THE COST TO BE PAID BY THE DOWNTOWN NID (NEIGHBORHOOD IMPROVEMENT DISTRICT) FOR THE PURPOSE OF PAYING FOR MAINTENANCE OF THE DOWNTOWN STREETSCAPE ENHANCEMENT PROJECT; DIRECTING CITY STAFF TO FILE THE ASSESSMENT ROLL WITH THE CLERK'S OFFICE; FIXING THE TIME AND PLACE TO HEAR COMPLAINTS, PROTESTS AND OBJECTIONS REGARDING THE ASSESSMENT; AND DIRECTING CITY STAFF TO PROVIDE NOTICE OF THE PUBLIC HEARINGS 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
** Document recorded 4.21.16, Doc. #463799*

WHEREAS, NRS 271.375 requires the City Engineer to report the Downtown NID Assessment Roll to the Board of Supervisors prior to adopting the Assessment Roll; and

WHEREAS, NRS 271.375 requires the Board of Supervisors to file the City Engineer's Assessment Roll with the Clerk's office; and

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

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

1. The Board of Supervisors estimates the assessment to be paid by the Downtown NID in FY 2018 ("Year Two") for the purpose of paying for maintenance of the Downtown Streetscape Enhancement Project at \$50,780, an amount equal to the Year One Assessment (\$49,736) plus the CPI (2.1%) as identified in Ordinance No. 2016-1, and estimates the Year Two Downtown NID assessment roll for each property within the NID to be in those amounts as set forth in EXHIBIT A, attached herewith; and

2. The Board of Supervisors directs City staff to file the City Engineer's Assessment Roll with the Clerk's office; and

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3. The Board of Supervisors fixes the date and time for a hearing of complaints, protests and projections to be May 18, 2017, 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 owner of property located within the NID; and

4. The Board of Supervisors directs staff to publish and provide notice of said public hearing in accordance with NRS 271.360, including the provision of notice to each owner of property located within the NID.

Upon motion by Supervisor Karen Abowd, seconded by Supervisor Lori Bagwell, the foregoing Resolution was passed and adopted this 20th day of April, 2017 by the following vote:

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

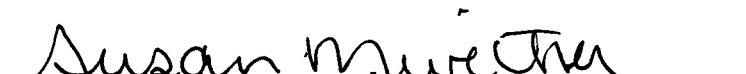
NAYS: None.

ABSENT: None.

ABSTAIN: None.


ROBERT L. CROWELL, Mayor

ATTEST:


SUSAN MERRIWETHER, Clerk - Recorder

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

EXHIBIT A

	Parcel No	Property Location	Owner Name	Specia Benefit		% total		Assessment
				Bldg size	Factor	bldg size	\$	
WEST SIDE OF CARSON ST								
<u>W WILLIAMS AND N CARSON</u>	00118499	1020 N CARSON ST	HEID'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
	00322301	500 N CARSON ST	ADAMS CARSON LLC	0	100%	-	0.00%	\$ -
	00322402	420 N CARSON ST	NORTHERN NV COMSTOCK INV LLC	5,439	100%	5,439	1.18%	\$ 597
<u>W SPEAR AND N CARSON</u>	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
	00311602	400 S CARSON ST	BERNARD BORTOLIN, LLC	0	100%	-	0.00%	\$ -
<u>FOURTH AND S CARSON</u>	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
EAST SIDE OF CARSON ST								
<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%	\$ -

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

EXHIBIT A

Account Number	Property Address	Assessment Type	Assessment Rate	Assessment Amount	Assessment Percentage	Assessment Amount	Assessment Percentage	Assessment Amount
00426302	601 N CARSON ST	PARDINI FAMILY PROPERTIES LLC	0.85%	3,920	100%	3,920	100%	430
00421111	507 N CARSON ST	ADAMS CARSON LLC	17.17%	79,378	100%	79,378	100%	8,717
00421402	E SPEAR ST	ADAMS CARSON LLC	0.00%	0	100%	0	100%	-
00421503	319 N CARSON ST	DAVIS / BENTHAM LLC	0.93%	4,320	100%	4,320	100%	474
00421504	315 N CARSON ST	YAPLE, JON M AND JEANNE	0.42%	1,958	100%	1,958	100%	215
00421508	311 N CARSON ST	JOHNSON, THOMAS Y AND LINDA E	1.55%	7,644	100%	7,644	100%	839
00421506	301 N CARSON ST	JOHNSON FAMILY REVOCABLE TRUST	2.01%	9,282	100%	9,282	100%	1,019
CURRY STREET FRONTAGE - EAST								
00118409	1007 N CURRY STREET	HAUTEKEET FAMILY TRUST	0.73%	4,506	75%	3,380	75%	371
00118801	115 W SOPHIA	BROGISH LLC	0.00%	0	75%	0	75%	-
00118803	110 W ANN	CARSON CITY	0.00%	0	75%	0	75%	-
00322401	411 N CURRY ST	NORTHERN NV COMSTOCK INV LLC	2.05%	9,467	100%	9,467	100%	1,040
00322407	407 N CURRY ST	OLD GLOBE SALOON INC	0.35%	1,641	100%	1,641	100%	180
00322406	110 W TELEGRAPH ST	JONES, K & M TRUST	1.33%	6,160	100%	6,160	100%	676
00322408	108 W TELEGRAPH ST	CROWELL ENTERPRISES INC	0.50%	2,311	100%	2,311	100%	254
00322901	111 W TELEGRAPH ST	BRUUN-ANDERSEN FAMILY EST TRUST	2.38%	11,019	100%	11,019	100%	1,210
00311315	S CURRY / THIRD	LOPICCOLO INVESTMENTS LLC	0.23%	1,080	100%	1,080	100%	119
00311399	W THIRD ST	LOPICCOLO INVESTMENTS LLC	0.00%	0	100%	0	100%	-
00311313	110 W FOURTH ST	BERNARD BORTOLIN, LLC	0.24%	1,456	75%	1,092	75%	120
00311314	309 S CURRY ST	BERNARD BORTOLIN, LLC	0.00%	0	75%	0	75%	-
00311603	114 W FIFTH ST	CUBIX ORMSBY LLC	0.00%	0	75%	0	75%	-
00118302	1012 N CURRY ST	LEPIRE, GARRETT	0.00%	0	75%	0	75%	-
00118304	1008 N CURRY ST	FOUR WINDS, LLC	0.15%	924	75%	693	75%	76
00118306	1002 N CURRY ST	BRITTON, CM & SALKIN, H Q TR	0.33%	2,053	75%	1,540	75%	169
00118707	910 N CURRY ST	C & A INVESTMENTS LLC	0.00%	0	75%	0	75%	-
00118705	904 N CURRY ST	T C J ENTERPRISES LLC	0.15%	936	75%	702	75%	77
00119302	812 N CURRY ST	ADAMS CARSON LLC	0.00%	0	75%	0	75%	-
00119305	808 N CURRY ST	ADAMS CARSON LLC	0.38%	2,368	75%	1,776	75%	195
00119306	802 N CURRY ST	ADAMS CARSON LLC	0.00%	0	75%	0	75%	-
00328202	714 N CURRY ST	MKR VENTURES LLC	0.23%	1,433	75%	1,075	75%	118
00328203	710 N CURRY ST	GRAVES, BRANDI & JONES, LINDSEY	0.20%	1,250	75%	938	75%	103
00328502	201 W CAROLINE ST	RETRO INN LLC	1.90%	11,684	75%	8,763	75%	962
00328503	N CURRY ST	RETRO INN LLC	0.00%	0	75%	0	75%	-
00328504	602 N CURRY ST	SWAFFORD, DOYLE E & LORIE ET AL	0.40%	2,446	75%	1,835	75%	201
00322202	512 N CURRY ST	KLETTE S & M E FAMILY TRUST	0.15%	713	100%	713	100%	78
00322203	508 N CURRY ST	RPJ NV LLC	0.53%	2,448	100%	2,448	100%	269
00322204	204 W SPEAR ST	BENGOCHEA LLC	0.72%	3,307	100%	3,307	100%	363
00322510	412 N CURRY ST	VERIVE, JENNIFER AND CAIN, GARY	0.72%	3,331	100%	3,331	100%	366
00322503	402 N CURRY ST	PRUETT FAMILY TRUST	0.50%	2,297	100%	2,297	100%	252
00322506	405 N NEVADA ST	PRUETT FAMILY TRUST	0.28%	1,309	100%	1,309	100%	144
00322801	308 N CURRY ST	ADAMS 308 N CURRY LLC	3.97%	18,352	100%	18,352	100%	2,015
00321201	234 N CURRY ST	ADAMS 308 N CURRY LLC	0.00%	0	100%	0	100%	-
00321203	208 N CURRY ST	PLATINUM QUAIL LLC SERIES A	0.46%	2,118	100%	2,118	100%	233
00321204	206 N CURRY ST	FLIEGLER, ROBERT MD LTD	0.29%	1,333	100%	1,333	100%	146

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

EXHIBIT A

Account	Address	Assessment Type	Assessment Rate	Assessment Amount	Assessment Rate	Assessment Amount
<u>W MUSSEY AND N CURRY</u>	202 N CURRY ST	WARREN, RICHARD AND WARREN DC TR	100%	1,242	0.27%	\$ 136
	112 N CURRY ST	CURRY MUSSEY PROCTOR & GREEN LLC	75%	1,303	0.21%	\$ 107
	102 N CURRY ST	NEVADA PRESS FOUNDATION	75%	3,541	0.57%	\$ 292
<u>W KING AND N CURRY</u>	201 W KING ST	201 W KING STREET LLC	75%	2,788	0.45%	\$ 230
	106 S CURRY ST	JOOST, KAREN	75%	954	0.15%	\$ 79
	110 S CURRY ST	SUMMO, DONALD W & EILENE H TR	75%	1,123	0.18%	\$ 92
<u>W SECOND AND S CURRY</u>	300 S CURRY ST	SIERRA NV ASSOC OF REALTORS INC	75%	5,528	0.90%	\$ 455
	314 S CURRY ST	SIERRA NV ASSOC OF REALTORS INC	75%	0	0.00%	\$ -
	310 S CURRY ST	BROWN, RANDY J INVESTMENTS LLC	75%	1,419	0.23%	\$ 117
<u>W FOUTH AND S CURRY</u>	201 W FOURTH ST	BROWN, RANDY J INVESTMENTS LLC	75%	0	0.00%	\$ -
	202 W FIFTH ST	LANGSON, DON K	75%	0	0.00%	\$ -
	205 W FOURTH ST	DOESCHER FAMILY TRUST 12/4/03	75%	0	0.00%	\$ -
PLAZA STREET FRONTAGE						
<u>WILLIAMS AND PLAZA</u>	1000 N PLAZA STREET	M & M BIGUE INVESTMENTS LLC	75%	5,239	0.85%	\$ 432
<u>SOPHIA AND PLAZA</u>	110 E ANN STREET	SALAS, ANGELICA & GONZALEZ	75%	2,465	0.40%	\$ 203
<u>E TELEGRAPH AND PLAZA</u>	107 E TELEGRAPH	T.L.A.C.P., LLC	75%	2,150	0.35%	\$ 177
	111 E TELEGRAPH	PH PROPERTIES LTE PARTNERSHIP	75%	2,948	0.48%	\$ 243
		Total		477,036	100%	\$ 50,780

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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.