



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** April 21, 2022

Staff Contact: Hope Sullivan, Community Development; Dan Stucky, Public Works

Agenda Title: For Possible Action: Discussion and possible action regarding a proposed resolution: (1) reporting the City Engineer's estimated Fiscal Year ("FY") 2023 assessment roll for the South Carson Neighborhood Improvement District ("SCNID"); (2) identifying the cost to be paid by the SCNID for the purpose of paying for maintenance of the South Carson Complete Streets Project; (3) directing city staff to file the assessment roll with the Clerk's office; (4) fixing the time and place to hear complaints, protests and objections regarding the assessment; and (5) directing City staff to provide notice of the public hearings pursuant to NRS Chapter 271. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The proposed resolution initiates the process for implementing the annual SCNID assessment for FY 2023, as provided in NRS Chapter 271. The base assessment for FY 2023 is \$148,953, with the proposed property owner's assessment for FY 2023 estimated to be \$75,746 after reducing the assessment by the City's FY 2023 contribution for the maintenance of the South Carson Street corridor (\$23,352) and the amount expected to be collected through City right-of-way licenses (\$49,855) in accordance with Ordinance 2021-08 and the direction previously provided by the Board of Supervisors regarding the SCNID assessment methodology. The assessment is distributed among the commercial property owners within the SCNID as detailed in the resolution.

Agenda Action: Resolution **Time Requested:** 5 minutes

Proposed Motion

I move to adopt Resolution 2022-R-__.

Board's Strategic Goal

Economic Development

Previous Action

February 20, 2014: The Carson City Board of Supervisors enacted a one-eighth percent sales tax to help fund improvements to the City's primary commercial corridors, including the South Carson Street project. The approved Plan of Expenditure for the sales tax included a provision that an assessment district would be formed as part of each corridor project to contribute funding annually to the City to provide for routine maintenance required for the corridors such as cleaning sidewalks, maintaining landscaping, servicing trash receptacles, etc.

March 19, 2020: The Board of Supervisors discussed the process to implement the SCNID to assess the property owners in FY 2021. The Board did not implement the SCNID for FY 2021 because the project was not complete and directed staff to bring back the item in 2021 for implementation of the SCNID in FY 2022.

March 4, 2021: The Board provided direction to staff regarding the area to be included within the SCNID and the methodology for assessing properties.

June 17, 2021: The Board adopted Ordinance 2021-08 creating the SCNID.

Background/Issues & Analysis

NRS Chapter 271 provides for the annual procedures for implementing a Neighborhood Improvement District assessment. The resolution on this agenda initiates the actions necessary for implementing the annual assessment of properties within the SCNID. The following is the schedule of upcoming actions in 2022 to implement the assessment:

- Week of April 26 - Notification is sent out to all property owners via certified mail, published in the newspaper and posted pursuant to the requirements of NRS Chapter 271.
- May 19 Board of Supervisors meeting:
 - 1) Consideration of hardship determinations, which allow a deferment of the assessment based on income per the adopted policy. (NRS 271.360[3])
 - 2) A public hearing to consider complaints, protests and objections to the assessment. (NRS 271.380-.385)
 - 3) Adoption of a resolution to confirm, revise or correct the Assessment Roll. (NRS 271.378[3] & .385[2])
 - 4) Introduction of an ordinance to levy the assessments in the Assessment Roll. (NRS 271.390[1])
- June 16 Board of Supervisors items:
 - 1) Adoption, on second reading, of the ordinance to levy the assessments in the Assessment Roll.
- Notification of assessment – After second reading of the ordinance, notification of the assessment is sent to the property owners.

The annual budget for FY 2023 is anticipated to be \$173,953. This number includes the 20 percent reserve, as well as additional maintenance reserves to fund maintenance expense projections over the next 5-years, including typical annual maintenance and periodic maintenance that does not occur annually, such as multi-use path crack sealing (occurs every 2 years) and multi-use path slurry seal treatment (occurs every 5 years). It is anticipated that there will be \$25,000 in the SCNID Fund in the 20 percent reserve at the end of this fiscal year that will be carried over. Under Ordinance 2021-8, the City is obligated to allocate \$23,352 to the maintenance costs as that represents the City's pre-SCNID annual cost with a 5 percent increase (CPI or not to exceed 5%). Per Ordinance 2021-8, the City is also obligated to allocate revenue "collected through City right-of-way licensing agreements for the City real property, easements, or other interests comprising right-of-way adjacent to properties located within the SCNID for the fiscal year in which the assessment is collected." This amount is anticipated to be \$49,855. The amount assessed to property owners in FY 2023 will be approximately \$75,746 after reducing the assessment by the amount expected to be collected through City right-of-way licenses.

Attachments:

- 1) Resolution with proposed FY 2023 SCNID assessment
- 2) SCNID assessment analysis

Applicable Statute, Code, Policy, Rule or Regulation

NRS Chapter 271; Ordinance No. 2021-08.

Financial Information

Is there a fiscal impact? Yes

If yes, account name/number: SCNID Special Assessments account 2370083-415100.

Is it currently budgeted? Yes

Explanation of Fiscal Impact: The \$75,746 in assessment is collected with the property tax bill and posted to 2370083-415100. The City's FY 2023 contribution of \$23,352 will be transferred to the SCNID from the General Fund and Street Maintenance Fund. Lastly, the City will collect \$49,855 in South Carson Street license fees, which will be transferred to the SCNID as well to pay for the maintenance of the improvements. There is an anticipated account balance in Fund 237 of \$25,000 that will carry over from FY 2022 to FY 2023.

Alternatives

- 1) Modify the SCNID assessment.
- 2) Do not implement the SCNID assessment.

Attachments:

[Resolution SCNID 2022 final.docx](#)

[Engineers.Certificate.SCNID_FY23.pdf](#)

[Individual Property Assessments Table.pdf](#)

[SCNID 5-Year Projection.pdf](#)

Board Action Taken:

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

(Vote Recorded By)

RESOLUTION NO. 2022-R-

A RESOLUTION REPORTING THE CITY ENGINEER'S ESTIMATED FISCAL YEAR 2023 ASSESSMENT ROLL FOR THE SOUTH CARSON NEIGHBORHOOD IMPROVEMENT DISTRICT ("SCNID"), IDENTIFYING THE COST TO BE PAID BY THE SCNID FOR THE PURPOSE OF PAYING FOR MAINTENANCE OF THE SOUTH CARSON COMPLETE STREETS 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 2021-8 establishing the South Carson Neighborhood Improvement District ("SCNID") on June 17, 2021, to help pay for the ongoing maintenance of the street beautification project known as the South Carson Street Complete Streets Project, and that Resolution provides for the baseline property assessment as well as other requirements in accordance with NRS Chapter 271; and

WHEREAS, NRS 271.375 requires the City Engineer to report the SCNID 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.

NOW, THEREFORE, the Carson City Board of Supervisors hereby resolves that:

1. The base SCNID assessment for FY 2023 is \$148,953;
2. The estimated assessment to be paid by the SCNID property owners in FY 2023 for the purpose of paying for maintenance of the South Carson Complete Streets Project is \$75,746, based on a reduction in the assessment of \$73,207 from the base assessment amount, which represents the City's FY 2023 contribution for the maintenance of the South Carson Street corridor (\$23,352) plus the amount contributed to the SCNID maintenance account from anticipated City right-of-way licensing fees from properties within the SCNID (\$49,855), and estimates the corresponding FY 2023 SCNID assessment roll for each property within the SCNID to be in those amounts as set forth in EXHIBIT A, attached;
3. City staff shall file the City Engineer's Assessment Roll with the Clerk's office;

4. A hearing of complaints, protests and projections shall be held on May 19, 2022, at the regularly scheduled meeting of the Carson City Board of Supervisors beginning at 8:30 a.m., at 851 East William Street, Carson City, Nevada; and

5. City staff shall publish and provide notice of said public hearing in accordance with NRS 271.380 and 271.390, including the provision of notice to each owner of property located within the SCNID.

Upon motion by Supervisor _____, seconded by Supervisor _____, the foregoing resolution was passed and adopted this 21st day of April 2022 by the following vote:

AYES: _____

NAYES: _____

ABSENT: _____

ABSTAIN: _____

Lori Bagwell, Mayor
Carson City, Nevada

ATTEST:

Aubrey Rowlett, Clerk - Recorder

South Carson Neighborhood Improvement District
FY 2023
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 South Carson Neighborhood Improvement District for the maintenance of the South Carson Complete Streets 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.



Randall Rice, PE, City Engineer

Dated at Carson City, Nevada, April 12, 2022.

Estimated Annual Maintenance Cost + Reserve =	\$148,953
Existing City Cost to Maintain South Carson Street Corridor =	(\$23,352)
Estimated Annual South Carson License Fee Revenue =	(\$49,855)
Annual Assessment Cost to SCNID =	<u>\$75,746</u>

Assessor Parcel Number*	Legal Owner	Business/Property Name	Physical Address	Parcel Area (Square Feet)	Frontage Length (Linear Feet)	Total Assessment Cost
306301	GENOA FLATS LLC	DESERT HILLS MOTEL	1010 S CARSON ST	34,674	204	\$443
306304	NEWMAN CONSTRUCTION LTD	CARSON CAR WASH	1300 S CARSON ST	12,197	72	\$156
306305	LOFTIN & LOFTIN LLC		1356 S CARSON ST	20,473	122	\$264
306306	V-R PROPERTY MANAGEMENT	GAS N SAVE MART	1360 S CARSON ST	20,038	130	\$276
306307	CDX2 LLC		1400 S CARSON ST	15,682	99	\$211
306308	CARSON VALLEY OIL COMPANY, INC	SHELL STATION (SOUTH)	1462 S CARSON ST	33,106	214	\$454
306310	EASTERN SIERRA PROPERTIES LLC		111 W 10TH ST	11,326	68	\$147
306311	CLEMMENSEN FAMILY TRUST 3/11/87	CARSON DERMATOLOGY	1100 S CARSON ST	16,553	99	\$214
306312	1122 SOUTH CARSON LLC	ARBYS ROAST BEEF RESTAURANT	1122 S CARSON ST	16,117	99	\$213
306313	BENJAMIN P & LYDIA CHAYRA TR		1218 S CARSON ST	6,534	95	\$175
306315	STATE OF NEVADA DIV OF ST LANDS		S CARSON ST	49,484	649	\$1,215
306318	DBB HOLDINGS INC	ARNULFO MEXICAN FOOD	1250 S CARSON ST	42,079	196	\$454
306319	1280 S CARSON LLC	PINK ELEPHANT	1280 S CARSON ST	61,420	113	\$381
308201	900 CARSON LLC		845 S CURRY ST	14,375	0	\$46
308202	900 CARSON LLC		800 S CARSON ST	14,375	170	\$323
308203	900 CARSON LLC	CARSON STATION PARKING LOT	S CARSON ST	10,019	66	\$140
308204	900 CARSON LLC	CARSON STATION	900 S CARSON ST	28,750	169	\$367
309203	CUBIX ORMSBY LLC	ORMSBY HOUSE HOTEL/CASINO	600 S CARSON ST	74,488	440	\$955
309204	CUBIX CORPORATION	AM-PM MINI MARKET(CARSON ST)	720 S CARSON ST	18,731	210	\$402
309205	CUBIX ORMSBY LLC	ORMSBY HOUSE (S. PARKING LOT)	107 W 7TH ST	15,682	0	\$50
330201	STATE OF NEVADA DEPT OF TRAN		2180 S CARSON ST	443,876	0	\$1,427
330202	STATE OF NEVADA DIV OF ST LANDS		S CARSON ST	100,188	1	\$324
330305	NEVADA RURAL HOUSING AUTHORITY	SOUTHGATE MANOR APARTMENTS	2100 CALIFORNIA ST	317,552	1	\$1,022
330401	STATE OF NEVADA DIV OF ST LANDS		2361 S CARSON ST	509,216	0	\$1,637
330402	STATE OF NEVADA DIV OF ST LANDS		S CARSON ST	64,033	1	\$207
401101	CARRINGTON COMPANY	CARSON CITY MALL	1313 S CARSON ST	514,879	977	\$3,244
401102	CARRINGTON COMPANY		1457 S CARSON ST	22,651	203	\$403
401103	STEWART LLC, SER OF CARRINGTON		1108 S STEWART ST	15,682	0	\$50
401104	CARRINGTON COMPANY INC	STATION GRILL & ROTISSERIE	1105 S CARSON ST	15,246	92	\$199
401207	CCPD PROPERTIES LLC		230 FAIRVIEW DR	18,295	0	\$59
401226	SCP 2006-C23-092 LLC		220 FAIRVIEW DR	63,162	272	\$645
401227	LOWE'S HIW, INC		430 FAIRVIEW DR	499,198	0	\$1,605
401229	JAMES J STEVENSON, A CORP		250 FAIRVIEW DR	63,031	0	\$203
401231	SOUTHERLAND, RUDI		222 FAIRVIEW DR	67,954	443	\$939
401232	CARSON OUTPARCEL LLC	OFFICE DEPOT	236 FAIRVIEW DR	35,719	0	\$115
405107	CARSON CITY PLAZA LLC	PLAZA MOTEL	801 S CARSON ST BLDG 1	75,359	186	\$545
405509	M&E, LLC		1055 S CARSON ST	27,443	0	\$88
405512	COPPER TREE LLC	COPPER POINTE	1001 S CARSON ST	45,302	261	\$570
405513	PIONEER MOTEL LLC	GATEWAY MOTEL	907 S CARSON ST	28,750	170	\$369
406101	VISION INVESTMENTS GROUP, INC		501 S CARSON ST	5,663	69	\$130
406102	CUBIX ORMSBY LLC	ORMSBY HOUSE (E. PARKING LOT)	515 S CARSON ST	17,424	104	\$225
406104	VISION INVESTMENTS GROUP, INC		E 5TH ST	5,663	0	\$18
406601	SLAUGHTER SUZY		603 S CARSON ST	5,663	66	\$126
406602	MAPLE TREE TOWNHOMES LLC		651 S CARSON ST	8,712	103	\$196
406604	MONEY PIT PARTNERSHIP		111 E 6TH ST	16,988	19	\$86
406701	DRUDGE FAMILY TRUST 5/18/17		701 S CARSON ST	8,276	70	\$140
406702	GAVIN FAMILY TRUST 10/19/16		177 E 7TH ST	3,485	0	\$11

Assessor Parcel Number*	Legal Owner	Business/Property Name	Physical Address	Parcel Area (Square Feet)	Frontage Length (Linear Feet)	Total Assessment Cost
406703	THE TIMBERS LLC		714 S PLAZA ST	2,614	0	\$8
406704	THE TIMBERS LLC		716 S PLAZA ST	4,008	0	\$13
406705	THE TIMBERS LLC		E 8TH ST	1,307	0	\$4
406706	711 BUILDING GROUP LLC		711 S CARSON ST	8,276	102	\$192
905110	CAMPAGNI PROPERTIES LP		2590 S CARSON ST	255,262	480	\$1,601
905118	FIRST INTERSTATE BANK OF NEVADA	WELLS FARGO BANK (S CARSON ST)	2424 S CARSON ST #110	79,584	203	\$586
905119	CAMPAGNI PROPERTIES LTD PARTNER		2443 S CURRY ST	43,037	0	\$138
905121	D&P REAL ESTATE GROUP LLC	MICHAEL'S CYCLE WORKS	2680 S CARSON ST	55,565	103	\$346
905207	MAC DONALD FAMILY 1998 TRUST	SAND AND WEST FEED STORE	2292 S CARSON ST	114,998	152	\$617
905209	RNE CAPITAL LLC	PRECISION AUTO	2250 S CARSON ST	127,631	163	\$675
905210	LT PILGRIM REV TR 8/4/15		2350 S CARSON ST	7,841	0	\$25
905211	COFFEE ROAD INVESTMENT LLC	COMMON GROUND	2310 S CARSON ST #1	9,148	0	\$29
905212	COMMON GROUND CARSON	SIERRA HEALTH	2310 S CARSON ST #4	7,405	0	\$24
905215	CHEN, HUAYOU & ZHANG, PING REV TR		2330 S CARSON ST	5,663	0	\$18
905217	LIBERTY EQUITIES LLC		2300 S CARSON ST	6,970	0	\$22
905219	CARSON QUAIL PARK MAINT ASSOC		2312 S CARSON ST	160,736	0	\$517
905220	SUNRISE LLC		2310 S CARSON ST #5	3,049	0	\$10
905221	BLUE HORIZONS LLC		2310 S CARSON ST #6	2,614	0	\$8
905222	SUMMIT INVESTMENT HOLDINGS LLC		2310 S CARSON ST #7	3,485	0	\$11
905223	2340 CARSON DIALYSIS LLC		2340 S CARSON ST	4,356	0	\$14
905224	2350 CARSON LLC		2350 S CARSON ST #3	3,572	0	\$11
905225	BECKER FAM TR & DANKERS J & G		2350 S CARSON ST #2A	4,356	0	\$14
905226	CARSON QUAIL PARK MAINT ASSOC		2298 S CARSON ST	32,496	472	\$872
905227	LIBERTY EQUITIES LLC		2320 S CARSON ST	7,884	0	\$25
905228	DOGGIE DAYS INVESTMENTS LLC		2405 CURRY ST	37,405	0	\$120
905229	SGCJ HALEN FAM TRUST 6/19/2002		2321 CURRY ST	41,639	0	\$134
911108	CUSTOM TRUCK ACCESSORIES INC	MINI LUBE GARAGE	3212 S CARSON ST	13,068	112	\$224
911126	SFP-B LIMITED PARTNERSHIP	LES SCHWAB TIRES (SOUTH)	3020 S CARSON ST	94,525	253	\$715
911128	CAPITOL CARWASH LLC	0	3390 S CARSON ST	66,647	311	\$720
911129	SARA M DONNAN TRUST 6/10/87		3300 S CARSON ST	54,014	215	\$523
911131	MORELAND MICHAEL M & DOROTHY J	AUTOZONE	3460 S CARSON ST	36,155	198	\$438
911134	EDWARD & SONG LLC	IN AND OUT CAR WASH	3130 S CARSON ST	68,825	197	\$542
911135	THEO PROPERTIES LLC	0	2910 S CARSON ST	146,362	364	\$1,062
911136	THEO PROPERTIES LLC		2800 S CARSON ST	187,308	412	\$1,272
911137	SLR BUILDING INC		3270 S CARSON ST	49,266	147	\$397
911140	MARTINDALE INVESTMENTS 2 LLC	CUSTOM TRUCK	3217 S CURRY ST	58,804	158	\$446
911139	CARSON CITY NISSAN RE, LLC		2750 S CARSON ST	173,369	296	\$1,039
911201	STIVER LLC	0	3479 S CARSON ST	34,848	129	\$322
911202	HALLE PROPERTIES LLC		3449 S CARSON ST	63,598	208	\$543
911206	TEIXEIRA FAM LIV TRUST 9/21/17		3301 S CARSON ST	39,204	47	\$202
911207	APARTMENTS 801 LLC	MILL HOUSE INN	3251 S CARSON ST	153,331	200	\$818
911208	TUMBLEWEEDS 4 KIDS INC	0	3201 S CARSON ST	96,703	130	\$522
911209	SMILEY GORDON L		3179 S CARSON ST	121,532	247	\$792
911210	APARTMENTS 801 LLC	HOUSE OF DRAKE	3129 S CARSON ST	30,056	100	\$259
911211	KASSELS ANDREW S	0	3101 S CARSON ST	20,909	70	\$181
911217	ARCATA HOSPITAL CORPORATION		3331 S CARSON ST	78,844	97	\$411
911222	INGRAM CLARK PROPERTIES LLC		3355 S CARSON ST	30,492	101	\$262
911223	MARRON FAMILY TRUST 5/9/2002		3349 S CARSON ST	114,127	73	\$486
911225	NORTHERN NEVADA COMSTOCK INV	NEW CONSTRUCTION	2811 S CARSON ST	42,689	146	\$375
911227	YEAGER FAMILY TRUST 8/26/96	0	187 SONOMA ST	44,562	0	\$143
911231	HITTENMILLER-DEAN TRUST		3389 S CARSON ST	29,621	100	\$258
911232	OTRE INVESTMENTS LLC &	AAA OF CALIFORNIA	2901 S CARSON ST	30,056	122	\$295
911233	CARSON DODGE-CHRYSLER, INC	0	2929 S CARSON ST	210,830	373	\$1,284

Assessor Parcel Number*	Legal Owner	Business/Property Name	Physical Address	Parcel Area (Square Feet)	Frontage Length (Linear Feet)	Total Assessment Cost
911245	AMC LAND & CATTLE LLC		3059 S CARSON ST	170,320	249	\$952
911246	SHIVJI HOSPITALITY LLC	SUPER 8 MOTEL	2829 S CARSON ST	46,086	146	\$386
911247	SANDHU, JAGROOP SINGH & ET AL	0	SONOMA ST	44,562	0	\$143
911301	BEST VALUE MOTEL LLC		2731 S CARSON ST	52,708	100	\$332
911302	CARSON CITY HOTEL GROUP LLC	MOTEL 6	2749 S CARSON ST	73,616	250	\$643
911303	MC MILLAN LAND COMPANY	NEVADA TRANSMISSION EXCHANGE	2777 S CARSON ST	21,780	98	\$229
911304	YEAGER FAMILY TRUST 8/26/96	0	172 SONOMA ST	43,560	0	\$140
912202	NAPOLEON-LOTT LAND LLC		3555 S CARSON ST	84,942	321	\$795
912204	NAPOLEON-LOTT LAND LLC		3659 S CARSON ST	93,218	314	\$810
912302	MGP IX PROPERTIES LLC		3665 S CARSON ST	28,750	154	\$343
912303	MGP IX PROPERTIES LLC	RALEY'S	3675 S CARSON ST	265,019	0	\$852
912310	KOHL'S ILLINOIS INC	KOHL'S	3871 S CARSON ST	229,561	28	\$783
912311	MGP IX PROPERTIES LLC	0	3667 S CARSON ST	37,462	196	\$439
912312	MGP IX PROPERTIES LLC		3815 S CARSON ST	25,265	146	\$319
912314	MGP IX PROPERTIES LLC		3849 S CARSON ST	27,007	220	\$445
912315	MGP IX PROPERTIES LLC		3883 S CARSON ST	25,265	195	\$398
912502	MC DONALD'S CORPORATION	MC DONALD'S (SOUTH)	3905 S CARSON ST	40,075	223	\$491
912508	ZB N A DBA NEVADA STATE BANK	NEVADA STATE BANK	4267 S CARSON ST	36,590	194	\$433
912510	EDEN MANAGERMENTS	0	3947 S CARSON ST	42,689	238	\$524
912514	J C PENNEY PROPERTIES, INC		3939 S CARSON ST	256,568	0	\$825
912518	CARSON CITY PROPERTY LLC	TUESDAY MORNING	3921 S CARSON ST	58,806	0	\$189
912519	CARSON CITY PROPERTY LLC	0	4201 S CARSON ST	86,684	0	\$279
912520	CARSON CITY PROPERTY LLC		EAGLE STATION LN	78,408	0	\$252
912522	CARSON SOUTHGATE LLC		4219 S CARSON ST	210,395	0	\$676
912523	CARSON SOUTHGATE LLC	0	4277 S CARSON ST	36,939	0	\$119
912524	CARSON SOUTHGATE LLC		4209 S CARSON ST	274,428	69	\$994
912525	OLIVE INVESTORS LLC	OLIVE GARDEN	4253 S CARSON ST	38,333	203	\$453
915207	CAMPAGNI PROPERTIES LTD	0	3550 S CARSON ST	87,120	274	\$726
915210	CAMPAGNI PROPERTIES LTD PARTNER		S CURRY ST / KOONTZ LN	40,075	0	\$129
915211	CAMPAGNI PROPERTIES LTD PARTNER		3660 S CARSON ST	110,642	292	\$831
915305	CARSON GAMING LLC		3910 S CARSON ST	44,867	149	\$387
915306	JJ SUMMERS LLC		4050 S CARSON ST	44,431	157	\$398
915307	WENDPAC NEVADA LLC	WENDY'S SOUTH	4140 S CARSON ST	40,511	152	\$377
915308	GOEL VENTURES LIMITED	AM-PM MINI MARKET SO CARSON ST	4190 S CARSON ST	48,352	185	\$456
915309	SUMMERS FAMILY LLC	0	288 W CLEARVIEW DR	45,302	0	\$146
915310	SUMMERS FAMILY LLC		S CURRY ST	45,302	0	\$146
915311	SUMMERS FAMILY LLC		S CURRY ST	45,302	0	\$146
915312	SUMMERS FAMILY LLC		S CURRY ST	45,302	0	\$146
915317	CARSON GAMING LLC		3800 S CARSON ST	324,958	657	\$2,113
915318	CARSON GAMING HOTELS LLC	0	3870 S CARSON ST	79,933	296	\$738
915319	THEO PROPERTIES LLC		3700 S CARSON ST	369,824	626	\$2,207
916106	AVITIA AVEL	0	4389 S CARSON ST	24,829	87	\$221
916115	RED HUT SHOPPING CENTERS LLC		4385 S CARSON ST	14,810	131	\$261
916117	DBB HOLDINGS INC		151 CLEARVIEW DR	40,511	0	\$130
916118	RED HUT SHOPPING CENTERS LLC		CLEARVIEW DR	3,441	33	\$65
916119	DBB HOLDINGS INC		CLEARVIEW DR	3,528	0	\$11
916120	DBB HOLDINGS INC		0	39,204	0	\$126
916310	JODA LIMITED PARTNERSHIP		4501 S CARSON ST	45,302	0	\$146
916311	JODA LIMITED PARTNERSHIP		0	19,602	0	\$63
916315	JODA LIMITED PARTNERSHIP		4455 S CARSON ST	158,123	302	\$999
916706	TANGLEWOOD NEVADA LLC		4555 S CARSON ST	25,700	195	\$400
916707	TANGLEWOOD NEVADA LLC		4600 SNYDER AVE	161,608	333	\$1,061

Assessor Parcel Number*	Legal Owner	Business/Property Name	Physical Address	Parcel Area (Square Feet)	Frontage Length (Linear Feet)	Total Assessment Cost
919111	DUFUR ESPERANZA GUARDIAN	0	0	34,848	0	\$112
919114	HARRIS HOMES INC		4729 S CARSON ST	171,191	338	\$1,100
919120	DUFUR ESPERANZA GUARDIAN		4769 S CARSON ST	7,405	796	\$1,318
926207	CLEARVIEW LLC		4326 S CARSON ST	31,363	0	\$101
926208	SIMEON PROPERTIES LLC		4348 S CARSON ST	190,793	339	\$1,165
926209	CLEARVIEW LLC	HERITAGE BANK	4222 S CARSON ST	35,327	262	\$540
926605	BWI PROPERTIES LLC	0	4530 S CARSON ST #1	21,083	0	\$68
926606	4500 SOUTH CARSON LLC		4500 S CARSON ST	7,841	0	\$25
926607	BWI PROPERTIES LLC		4560 S CARSON ST #1	5,706	0	\$18
926608	CARSON TAHOE QUAIL CENTER		0	112,515	598	\$1,334
926609	BWI PROPERTIES LLC		4620 S CARSON ST #1	6,621	0	\$21
926610	BWI PROPERTIES LLC		4640 S CARSON ST	34,761	0	\$112
926802	KR-CARSON & APPION LLC		211 W APPION WAY	17,860	66	\$165
928207	JAMO NURSERY INC		4751 COCHISE ST	52,717	166	\$439
928208	BURGENER-CLARK LLC		4849 COCHISE ST	22,658	135	\$292
928209	BURGENER-CLARK LLC		4881 COCHISE ST	30,821	240	\$490
928401	HARRAH'S LAKE TAHOE LLC VICI PROPERTIES		4900 S CARSON ST	25,265	401	\$733
*add 00 to left of #			Totals	11,782,549	23,288	\$75,746

South Carson NID FY 2022 Summary

FY22 Collected Property Owner Assessments	\$ 69,620
FY22 City's Required Contribution	\$ 22,240
FY22 Actual Collected South Carson St. License Fees	\$ 44,510
Expected FY22 Expenditures	\$ 111,370
Expected End of FY22 Balance	\$ 25,000

South Carson NID 5-Year Assessment/Maintenance Projection

Item	5-Year Projection				
	FY2023	FY2024	FY2025	FY2026	FY2027
Beginning Fund Balance	\$ 25,000	\$ 52,633	\$ 86,771	\$ 110,236	\$ 45,500
SCNID Base Assessment *	\$ 148,953	\$ 153,422	\$ 158,024	\$ 162,765	\$ 167,648
City's Required Contribution *	\$ 23,352	\$ 24,053	\$ 24,774	\$ 25,517	\$ 26,283
Property Owner's Assessment *	\$ 125,601	\$ 129,369	\$ 133,250	\$ 137,248	\$ 141,365
Estimated Right-of-Way License Fees	\$ 49,855	\$ 49,855	\$ 49,855	\$ 49,855	\$ 49,855
Final Property Owner's Assessment- Property Owner Share <u>LESS</u> Estimated License Fees	\$ 75,746	\$ 79,514	\$ 83,395	\$ 87,393	\$ 91,510
Estimated Expenses **	\$ 121,320	\$ 119,284	\$ 134,559	\$ 227,501	\$ 142,754
Ending Fund Balance (Roll-Forward)	\$ 52,633	\$ 86,771	\$ 110,236	\$ 45,500	\$ 70,394
Roll-Forward for 5-Year Maintenance Plan Projection	\$ 28,369	\$ 62,914	\$ 83,324	\$ 0	\$ 41,844
20% Reserve (Roll-Forward)	\$ 24,264	\$ 23,857	\$ 26,912	\$ 45,500	\$ 28,551
Estimated CPI (5% Max)	5%	3%	3%	3%	3%

* Assumes 3% CPI increase in FY2024 through FY2027

** Maintenance expense projections including typical annual maintenance and periodic maintenance that does not occur annually, such as multi-use path crack sealing (occurs every 2 years- scheduled for FY2023, FY2025 and FY2027) and multi-use path slurry seal treatment (occurs every 5 years- scheduled for FY2026)