



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** February 16, 2023

Staff Contact: Sheri Russell-Benabou, Chief Financial Officer

Agenda Title: For Possible Action: Discussion and possible action regarding staff recommended assumptions to be used in preparation of the Carson City Budget for Fiscal Year ("FY") 2024 (July 1, 2023 through June 30, 2024). (Sheri Russell-Benabou, srussell@carson.org)

Staff Summary: Staff will present the recommended property tax rate and assumptions for preparation of the Carson City FY 2024 Budget. The City's governing body, the Board of Supervisors, is required to approve a property tax rate to be levied for FY 2024. The Department of Taxation requires all local governments to inform them of the rate they intend to use by February 21, 2023.

Agenda Action: Formal Action / Motion **Time Requested:** 20 Minutes

Proposed Motion

I move to direct staff to use \$3.57 as the property tax rate in preparing the FY 2024 Carson City Budget.

Board's Strategic Goal

Efficient Government

Previous Action

N/A

Background/Issues & Analysis

N/A

Applicable Statute, Code, Policy, Rule or Regulation

NRS Chapter 354

Financial Information

Is there a fiscal impact? Yes

If yes, account name/number: Direction for preparation of the FY 2024 Budget.

Is it currently budgeted? No

Explanation of Fiscal Impact: Discussion today will be invaluable in preparation of the FY 2024 Budget, as well as setting the property tax rate to be charged for FY 2024.

Alternatives

Direct staff to use other Property Tax Rate alternatives and/or provide alternative direction to staff.

Attachments:

[FY 24 budget assumptions.pdf](#)

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

Carson City

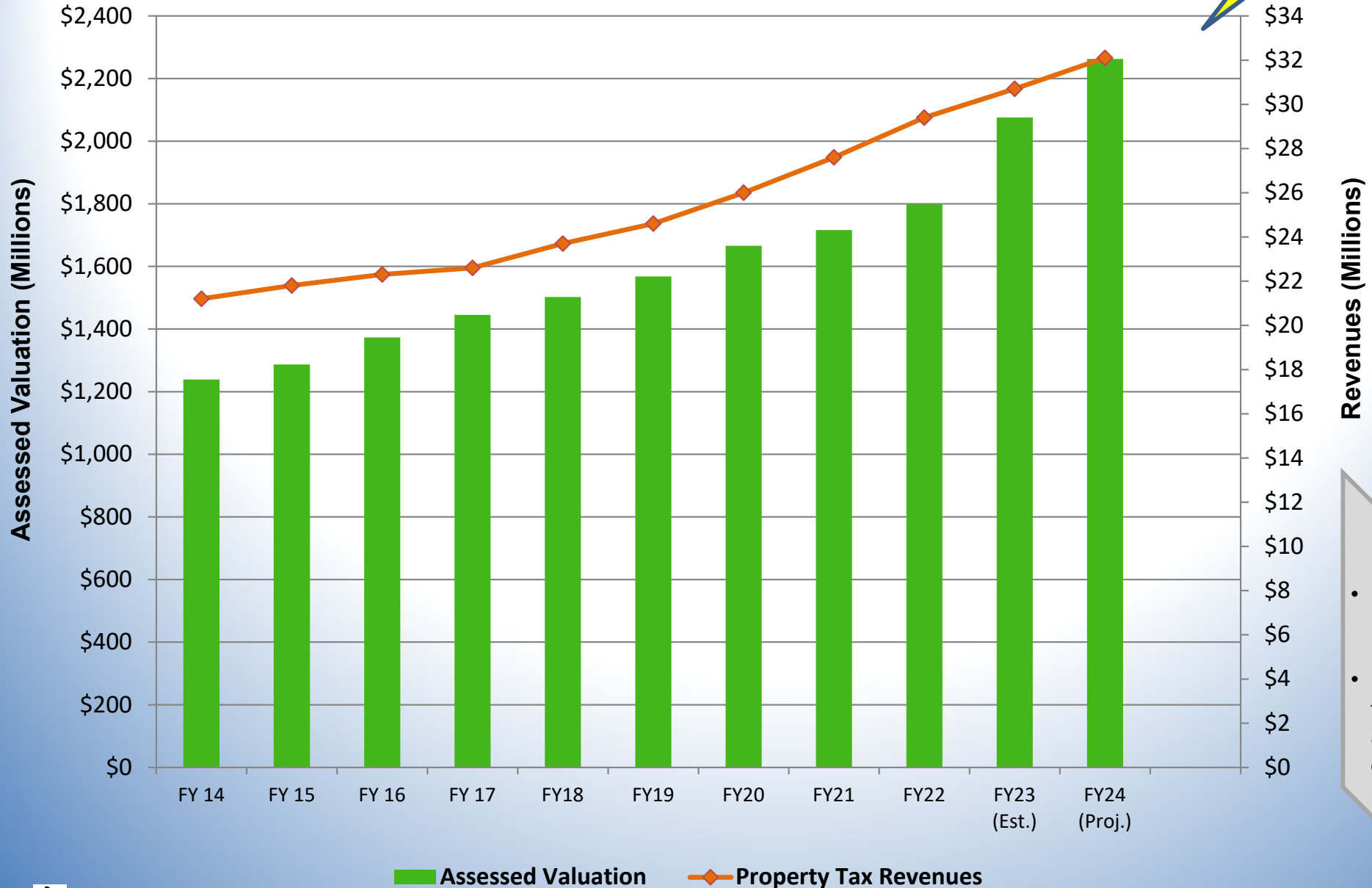
FY 24 Budget Projections



Sheri Russell, CPA
Chief Financial Officer

General Fund Assessed Valuation & Property Tax Revenues

Projected
4.5%
Increase

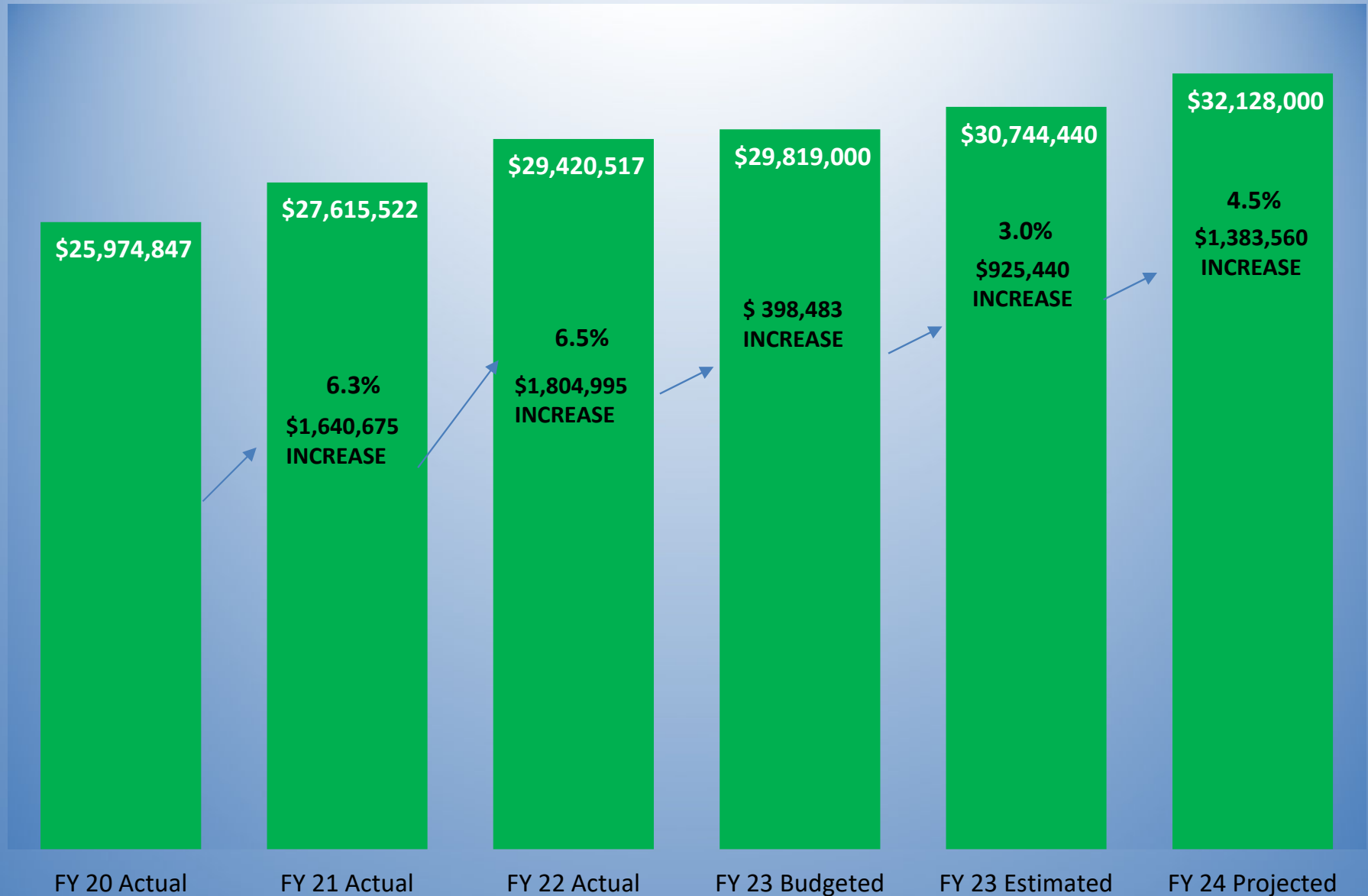


- Projected AV Increase 9%
- FY 24 cap 3% for residential & 8% for commercial property

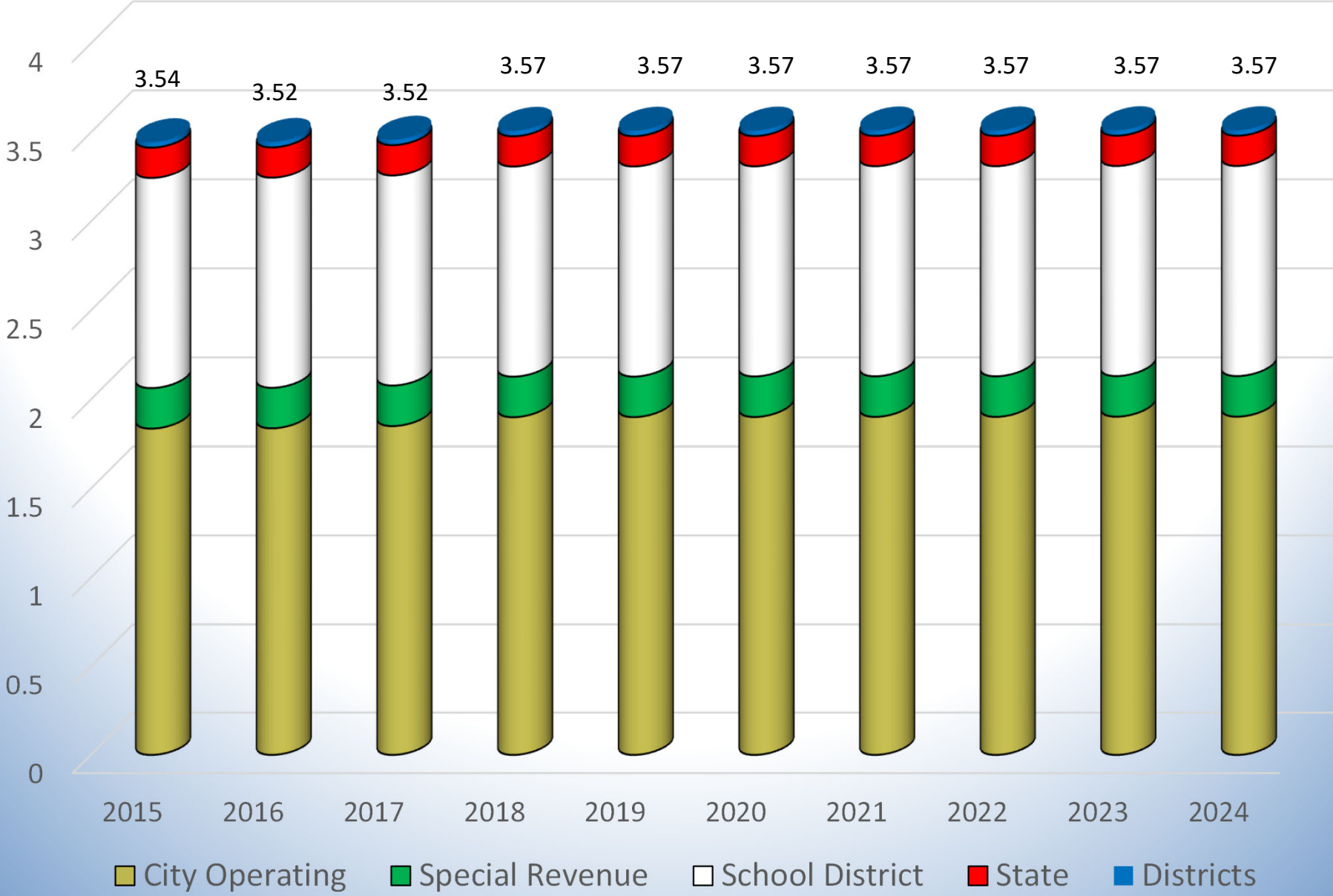
Taxable Value Example

	2021	2022	2023	2024
Taxable Value Increase	New Build	5.5%	1.0%	1.0%
New Residence Taxable Value	\$ 250,000	\$ 263,750	\$ 266,388	\$ 269,051
Assessed Value @ 35%	\$ 87,500	\$ 92,313	\$ 93,236	\$ 94,168
Tax Bill - Tax Rate \$3.57 / \$100 of AV	\$ 3,124	\$ 3,296	\$ 3,329	\$ 3,362
Tax Cap 3%		\$ 3,217	\$ 3,314	\$ 3,413
Abatement		\$ 78	\$ 15	\$ (51)
Running Abatement			\$ 93	\$ (37)
Tax Bill - Tax Rate \$3.66 / \$100 of AV			3,412	3,447
Abatement			98	34
Running Abatement			\$ 177	\$ 48

General Fund Projected Property Tax Revenue



Carson City Property Tax Rates

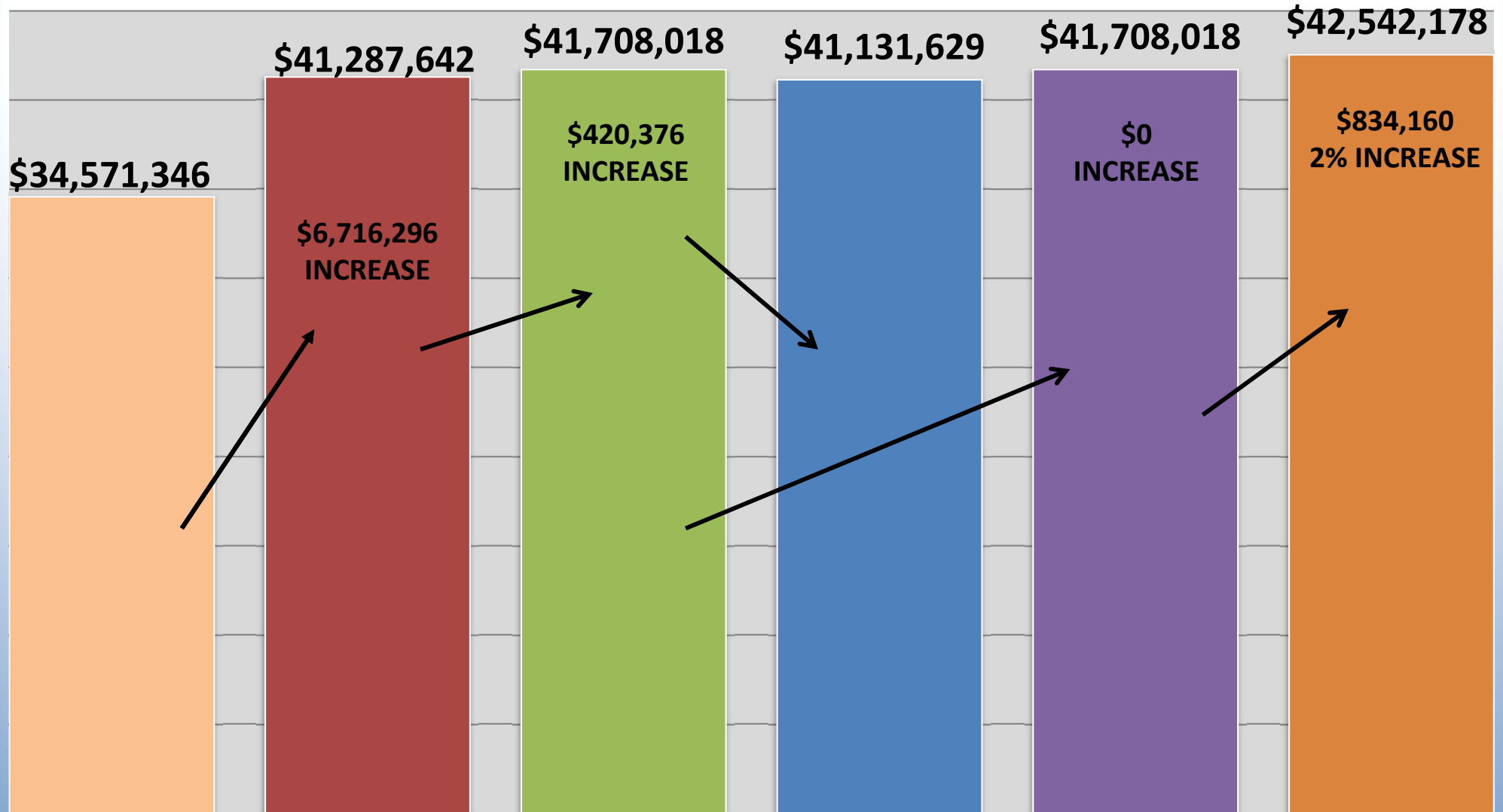


FY 2023 Countywide Tax Rates

• Churchill	\$3.6600	■ White Pine	\$3.6600
• Douglas	\$3.6600	■ Pershing	\$3.6592
• Elko	\$3.6600	■ Carson City	\$3.5700
• Lander	\$3.6600	■ Storey	\$3.4607
• Lincoln	\$3.6600	■ Clark	\$3.4030
• Lyon	\$3.6600	■ Humboldt	\$3.1716
• Mineral	\$3.6600	■ Esmeralda	\$3.1191
• Nye	\$3.6600	■ Eureka	\$2.0896
• Washoe	\$3.6600		

Final Redbook for FY24 Rates is published in June 2023, for FY 2024 Taxes.

GENERAL FUND PROJECTED CONSOLIDATED TAX



FY 20 ACTUAL

FY22 ACTUAL

FY 23 RE-ESTIMATED (0% Increase over FY 22)

FY21 ACTUAL

FY 23 BUDGET

FY 24 BUDGET (2.0% Increase over FY 23 Est)

General Fund Options

Year	Available For Expenditure	Landfill Transfer to Capital	1% GF Expenditures for Fleet Replacement	Extraordinary Maintenance Fund Transfer .05 Prop Tax Rate	Remaining for Capital	Estimated Ending Fund Balance %
2024	\$9,885,224	\$2,662,341	\$897,579	\$825,304	\$5,550,000	11.0%
2025	5,816,486	2,742,439	936,598	862,449	1,275,000	11.5%
2026	6,042,995	2,822,621	969,110	901,263	1,350,000	12.0%
2027	5,800,109	2,902,898	1,005,386	941,825	950,000	12.5%
2028	5,758,572	2,983,132	1,041,230	984,210	750,000	13.0%

FEBRUARY 2023

MONTH VIEW						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3 CIP Requests due from Departments	4
5	6	7	8	9	10 Base Budget Projections sent to Departments	11
12	13	14	15 Get first revenue projections from State	16 BOS Assumptions, City's Proposed Tax Rate due to DOT Back-up - Cost Allocation Approved by BOS	17	18
19	20	21	22	23	24	25
26	27	28				

MARCH 2023

MONTH VIEW						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3 Budget Revisions and Supplemental Requests due to Finance	4
5	6	7	8 CIP Discussion with departments - Rank list of CIP Needs Citywide	9	10	11
12	13	14	15 Get Final Revenue projections from state, use Property Tax Revenue State provides.	16	17	18
19	20	21	22	23	24	25
26	27	28	29 Internal Finance Committee Meetings on Supplemental Requests	30	31	

APRIL 2023

MONTH VIEW						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17 Tentative Budget due to the Department of Taxation	18	19	20 BOS Meeting - Presentation of FY24 Tentative Budget, Supp. Requests & Capital Improv. Prog	21	22
23	24	25 Add CIP and Supplemental Requests approved by the board to the final budget	26	27	28	29

MAY 2023

MONTH VIEW						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5	6
7	8	9	10 Advertisement of Public Hearing on FY 2024 Budget	11	12	13
14	15	16	17	18 Board of Supervisors adopts the Final FY 24 Budget (Special Meeting not required)*	19	20
21	22	23	24	25	26	27
28	29	30	31 Budget due to taxation on June 1st			

* NRS 354.596 (4) Requires that final budget be adopted not sooner than the third Monday in May, and not later than the last day in May. If 2nd Board meeting does not fall within this timeframe a special meeting may be required. Same NRS 354.596 (3) publication must be done not more than 14 nor less than 7 days before the date setting for the hearing.