

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: CARSON
Local Government Number: 78G730

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CARSON 1998 URBAN RENEWAL	78020	2
CARSON LEWIS/LARIVIE URBAN RENEWAL	78035	2
CARSON TIBBLES URBAN RENEWAL	78039	2

TIF Debt Outstanding: 124,932

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	705,301	403,727	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	99,207
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	10,304
Total Revenue:	109,511

Rebate Expenditures:	0
Non-Rebate Expenditures:	145,799
Returned to County Treasurer:	0
Total Expenditures:	145,799

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	669,013	297,952	Amount of 06-30-2020 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: -689,880**

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Urban Renewal Area Data Collection

Local Government Name: CARSON (78G730)
 Urban Renewal Area: CARSON 1998 URBAN RENEWAL
 UR Area Number: 78020

UR Area Creation Date: 09/1999

UR Area Purpose: BLIGHT ELIMINATION: SEE
 URBAN RENEWAL PLAN.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CARSON CITY/RIVERSIDE SCH/1998 CARSON UR TIF INCREM	780216	780217	0
CARSON CITY AG/RIVERSIDE SCH/1998 CARSON UR TIF INCREM	780273	780274	0

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: 442,180 403,727 **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 10,304
Total Revenue: 10,304

Rebate Expenditures: 0
 Non-Rebate Expenditures: 145,799
 Returned to County Treasurer: 0
Total Expenditures: 145,799

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: 306,685 297,952 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For CARSON 1998 URBAN RENEWAL

Delapidated Housing Demolition Program

Description:	Eliminate delapidated LMI housing units.
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Low & Moderate Income Housing Improvements

Description:	Provide assistance for improvements to LMI owned housing units
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Roadway Improvements

Description:	Hwy 92 Intersection Paving Improvements Econ Devel
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CARSON 1998 URBAN RENEWAL

Roadway Improvements

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	18,200
Interest:	957
Total:	19,157
Annual Appropriation?:	No
Date Incurred:	04/25/2013
FY of Last Payment:	2023

LMI Housing Rehab

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	105,775
Interest:	0
Total:	105,775
Annual Appropriation?:	No
Date Incurred:	07/01/2016
FY of Last Payment:	2021

Non-Rebates For CARSON 1998 URBAN RENEWAL

TIF Expenditure Amount:	19,157
Tied To Debt:	Roadway Improvements
Tied To Project:	Roadway Improvements
TIF Expenditure Amount:	126,642
Tied To Debt:	LMI Housing Rehab
Tied To Project:	Low & Moderate Income Housing Improvements

Income Housing For CARSON 1998 URBAN RENEWAL

Amount of FY 2020 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	105,775
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	105,775
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

TIF Taxing District Data Collection

Local Government Name: CARSON (78G730)
 Urban Renewal Area: CARSON 1998 URBAN RENEWAL (78020)
 TIF Taxing District Name: CARSON CITY/RIVERSIDE SCH/1998 CARSON UR TIF INCREM
 TIF Taxing District Inc. Number: 780217

TIF Taxing District Base Year:	1998		UR Designation
FY TIF Revenue First Received:	2000	Slum	No
Subject to a Statutory end date?	No	Blighted	09/1999
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	16,149,043	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CARSON (78G730)
 Urban Renewal Area: CARSON 1998 URBAN RENEWAL (78020)
 TIF Taxing District Name: CARSON CITY AG/RIVERSIDE SCH/1998 CARSON UR TIF INCREM
 TIF Taxing District Inc. Number: 780274

TIF Taxing District Base Year:	1998		UR Designation
FY TIF Revenue First Received:	2000	Slum	No
Subject to a Statutory end date?	No	Blighted	09/1999
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	61,100	0	0	0	0

FY 2020 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: CARSON (78G730)
 Urban Renewal Area: CARSON LEWIS/LARIVIE URBAN RENEWAL
 UR Area Number: 78035
 UR Area Creation Date: 06/2004

See Urban Renewal Area Plan.
 Economic Development
 Residential rehabilitation,
 conservation, redevelopment,
 development or a combination
 thereof, is necessary in the interest
 of the public health, safety or
 welfare of the residents of the City
 of Carson.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CARSON CITY AG/RIVERSIDE SCH/2003 CARSON LEWIS/LARIVIE UR TIF INCREM	780277	780278	16,615
CARSON CITY/RIVERSIDE SCH/2003 CARSON LEWIS/LARIVIE UR TIF INCREM	780287	780288	979,796

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	29,600	1,727,924	0	0	0	-3,704	1,753,820	0	1,753,820
Taxable	16,615	983,500	0	0	0	-3,704	996,411	0	996,411
Homestead Credits									8

**TIF Sp. Rev. Fund Cash Balance
as of 07-01-2019:**

65,658

0

**Amount of 07-01-2019 Cash Balance
Restricted for LMI**

TIF Revenue: 26,868
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 26,868

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

**TIF Sp. Rev. Fund Cash Balance
as of 06-30-2020:**

92,526

0

**Amount of 06-30-2020 Cash Balance
Restricted for LMI**

Projects For CARSON LEWIS/LARIVIE URBAN RENEWAL

L/L Phase I: Pave & Storm Sewer In Subdivision

Description:	install street pavement and storm sewer in 400 block of
Classification:	Lariviere & on French Street
Physically Complete:	Roads, Bridges & Utilities
Payments Complete:	Yes
	Yes

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

TIF Taxing District Data Collection

Local Government Name:	CARSON (78G730)
Urban Renewal Area:	CARSON LEWIS/LARIVIE URBAN RENEWAL (78035)
TIF Taxing District Name:	CARSON CITY AG/RIVERSIDE SCH/2003 CARSON LEWIS/LARIVIE UR TIF INCREM
TIF Taxing District Inc. Number:	780278
TIF Taxing District Base Year:	2003
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2019

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2004

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	29,600	0	0	0	0	0	29,600	0	29,600
Taxable	16,615	0	0	0	0	0	16,615	0	16,615
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	10,081	16,615	16,615	0	0

FY 2020 TIF Revenue Received: 26,868

TIF Taxing District Data Collection

Local Government Name:	CARSON (78G730)
Urban Renewal Area:	CARSON LEWIS/LARIVIE URBAN RENEWAL (78035)
TIF Taxing District Name:	CARSON CITY/RIVERSIDE SCH/2003 CARSON LEWIS/LARIVIE UR TIF INCREM
TIF Taxing District Inc. Number:	780288
TIF Taxing District Base Year:	2003
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2019

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2004

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,727,924	0	0	0	-3,704	1,724,220	0	1,724,220
Taxable	0	983,500	0	0	0	-3,704	979,796	0	979,796
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	12,343	979,796	979,796	0	0

FY 2020 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: CARSON (78G730)
 Urban Renewal Area: CARSON TIBBLES URBAN RENEWAL
 UR Area Number: 78039
 UR Area Creation Date: 03/2005

See Urban Renewal Area Plan.
 Economic Development
 Residential rehabilitation,
 conservation, redevelopment,
 development or a combination
 thereof, is necessary in the interest
 of the public health, safety or
 welfare of the residents of the City
 of Carson.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CARSON CITY AG/RIVERSIDE SCH/2004 CARSON TIBBLES UR TIF INCREM	780289	780290	0
CARSON CITY/RIVERSIDE SCH/2004 CARSON TIBBLES UR TIF INCREM	780313	780314	2,693,062

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,770,879	607,500	0	0	0	4,378,379	0	4,378,379
Taxable	0	2,146,312	546,750	0	0	0	2,693,062	0	2,693,062
Homestead Credits									4

**TIF Sp. Rev. Fund Cash Balance
as of 07-01-2019:**

197,463

0

**Amount of 07-01-2019 Cash Balance
Restricted for LMI**

TIF Revenue: 72,339
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 72,339

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

**TIF Sp. Rev. Fund Cash Balance
as of 06-30-2020:**

269,802

0

**Amount of 06-30-2020 Cash Balance
Restricted for LMI**

Projects For CARSON TIBBLES URBAN RENEWAL

Tibbles Subdivision Sewer Ph. 2

Description:	Installation of sewer (phase 2) through Tibbles Subdivision
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

WT/SW Extension Tibbles Subdivision

Description:	Water & Sewer Installation through Tibbles Subdivision
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

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TIF Taxing District Data Collection

Local Government Name:	CARSON (78G730)
Urban Renewal Area:	CARSON TIBBLES URBAN RENEWAL (78039)
TIF Taxing District Name:	CARSON CITY AG/RIVERSIDE SCH/2004 CARSON TIBBLES UR TIF INCREM
TIF Taxing District Inc. Number:	780290
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2020

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2005

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	18,085	0	0	0	0

FY 2020 TIF Revenue Received: 72,339

TIF Taxing District Data Collection

Local Government Name:	CARSON (78G730)
Urban Renewal Area:	CARSON TIBBLES URBAN RENEWAL (78039)
TIF Taxing District Name:	CARSON CITY/RIVERSIDE SCH/2004 CARSON TIBBLES UR TIF INCREM
TIF Taxing District Inc. Number:	780314
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2020

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2005

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,770,879	607,500	0	0	0	4,378,379	0	4,378,379
Taxable	0	2,146,312	546,750	0	0	0	2,693,062	0	2,693,062
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	18,085	2,693,062	2,693,062	0	0

FY 2020 TIF Revenue Received: 0