

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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: 12,393

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	661,574	649,181	Amount of 07-01-2022 Cash Balance Restricted for LMI
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TIF Revenue:	28,511
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	30,000
Total Revenue:	58,511

Rebate Expenditures:	0
Non-Rebate Expenditures:	55,318
Returned to County Treasurer:	0
Total Expenditures:	55,318

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	664,767	649,181	Amount of 06-30-2023 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: -707,692**

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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 - 1/1/2021 for FY 2023

	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 07-01-2022: 190,228 177,835 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 30,000
Total Revenue: 30,000

Rebate Expenditures: 0
 Non-Rebate Expenditures: 55,318
 Returned to County Treasurer: 0
Total Expenditures: 55,318

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 164,910 177,835 **Amount of 06-30-2023 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:	12,150
Interest:	243
Total:	12,393
Annual Appropriation?:	No
Date Incurred:	04/25/2013
FY of Last Payment:	2023

Non-Rebates For CARSON 1998 URBAN RENEWAL

TIF Expenditure Amount:	12,393
Tied To Debt:	Roadway Improvements
Tied To Project:	Roadway Improvements
TIF Expenditure Amount:	42,925
Tied To Project:	Low & Moderate Income Housing Improvements

Income Housing For CARSON 1998 URBAN RENEWAL

Amount of FY 2023 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	79,505
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:	75,000
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

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
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	09/1999
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	16,149,043	0	0	0	0

FY 2023 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
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	09/1999
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	61,100	0	0	0	0

FY 2023 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	8,919
CARSON CITY/RIVERSIDE SCH/2003 CARSON LEWIS/LARIVIE UR TIF INCREM	780287	780288	1,016,925

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	19,000	1,885,500	0	0	0	-3,704	1,900,796	0	1,900,796
Taxable	16,918	1,020,629	0	0	0	-3,704	1,033,843	0	1,033,843
Homestead Credits									8

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 174,059 174,059 Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue: 28,506
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 28,506

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 202,565 174,059 Amount of 06-30-2023 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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There was a negative fund balance of this Tif when it began. It relied on the city's other tif balances to cover it's debt until it's area began to bring in revenue.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2023

0

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	19,000	0	0	0	0	0	19,000	0	19,000
Taxable	16,918	0	0	0	0	0	16,918	0	16,918
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	10,081	8,919	8,919	0	0

FY 2023 TIF Revenue Received: 28,506

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,885,500	0	0	0	-3,704	1,881,796	0	1,881,796
Taxable	0	1,020,629	0	0	0	-3,704	1,016,925	0	1,016,925
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	12,343	1,016,925	1,016,925	0	0

FY 2023 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

UR Area Purpose: 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.

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	0

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,147,654	641,000	0	0	0	5,788,654	0	5,788,654
Taxable	0	2,786,434	576,900	0	0	0	3,363,334	0	3,363,334
Homestead Credits									4

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 297,287 297,287 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 5
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 5

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 297,292 297,287 **Amount of 06-30-2023 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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this tif district relied on the city's other tif fund balances to cover it's debt obligations until this district began to generate it's own revenue.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2023

0

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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 - 1/1/2021 for FY 2023

	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 2023	18,085	0	0	0	0

FY 2023 TIF Revenue Received: 5

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,147,654	641,000	0	0	0	5,788,654	0	5,788,654
Taxable	0	2,786,434	576,900	0	0	0	3,363,334	0	3,363,334
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	18,085	3,363,334	0	3,363,334	93,316

FY 2023 TIF Revenue Received: 0