

**Annual Urban Renewal Report, Fiscal Year 2024 - 2025**

**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:** **0**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	663,880	663,880	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>0</b>		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>0</b>		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	663,880	663,880	Amount of 06-30-2025 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance:** **-663,880**

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**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 - 1/1/2023 for FY 2025**

	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 07-01-2024:	164,910	164,910	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>0</b>		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>0</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>164,910</b>	<b>164,910</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## 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:	Yes

## Non-Rebates For CARSON 1998 URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Project:	Roadway Improvements

TIF Expenditure Amount:	0
Tied To Project:	Low & Moderate Income Housing Improvements

## Income Housing For CARSON 1998 URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	79,505
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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

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**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 - 1/1/2023 for FY 2025

	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 2025	16,149,043	0	0	0	0

FY 2025 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 - 1/1/2023 for FY 2025

	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 2025	61,100	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**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	0
CARSON CITY/RIVERSIDE SCH/2003 CARSON LEWIS/LARIVIE UR TIF INCREM	780287	780288	0

**Urban Renewal Area Value by Class - 1/1/2023 for FY 2025**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,530,700	374,700	0	0	-8,000	2,890,900	0	2,890,900
Taxable	0	1,172,795	223,897	0	0	-8,000	1,382,192	0	1,382,192
Homestead Credits									7

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** 297,292      297,292      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>0</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 297,292      297,292      **Amount of 06-30-2025 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 Lariviere & on French Street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Income Housing For CARSON LEWIS/LARIVIE URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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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:	0
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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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 2025

0

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**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 - 1/1/2023 for FY 2025

	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 2025	10,081	0	0	0	0

FY 2025 TIF Revenue Received: 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/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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,530,700	374,700	0	0	-8,000	2,890,900	0	2,890,900
Taxable	0	1,172,795	223,897	0	0	-8,000	1,382,192	0	1,382,192
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	12,343	1,382,192	0	1,382,192	38,131

FY 2025 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	0

**Urban Renewal Area Value by Class - 1/1/2023 for FY 2025**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	6,801,400	648,800	0	0	0	7,446,950	0	7,446,950
Taxable	0	3,151,959	518,434	0	0	0	3,667,143	0	3,667,143
Homestead Credits									4

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **201,678** **201,678** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>0</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **201,678** **201,678** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Debts/Obligations For CARSON TIBBLES URBAN RENEWAL

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2024
FY of Last Payment:	2024

## Income Housing For CARSON TIBBLES URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	877
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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:	0
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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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 2025

0

**▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025**

**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 - 1/1/2023 for FY 2025

	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 2025	18,085	0	0	0	0

FY 2025 TIF Revenue Received: 0

**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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	6,801,400	648,800	0	0	0	7,446,950	0	7,446,950
Taxable	0	3,151,959	518,434	0	0	0	3,667,143	0	3,667,143
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	18,085	3,667,143	0	3,667,143	101,168

FY 2025 TIF Revenue Received: 0