



Clark County Redevelopment Agency FY 2026 Tentative Budget

Presented May 19, 2025



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Redevelopment Agency Background

- The Clark County Redevelopment Agency (CCRDA) was created by Board Resolution in December 2002.
 - The boundaries of the redevelopment areas are within Paradise Town, Sunrise Manor Town, and Winchester Town.
- The assessed values of parcels within the redevelopment areas were established as of July 1, 2003 (FY2004). This is known as the “Base Year Valuation.”



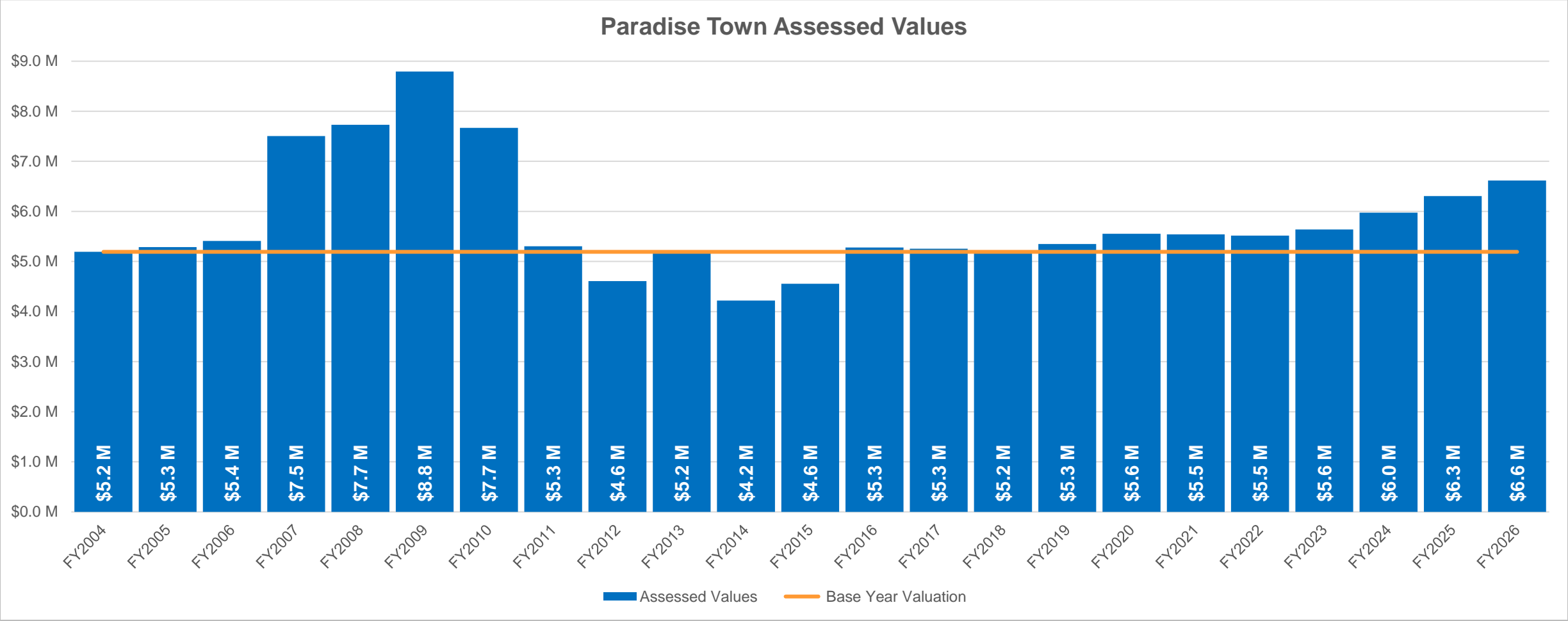
Redevelopment Agency Background

- An “Increment” is the change in the current assessed values within the RDA compared to the Base Year Valuation.
- A positive change would generate ad valorem revenue that would be credited to the RDA.
- A negative change would reduce that year’s ad valorem revenue.
- An RDA receives no ad valorem revenue in a fiscal year in which the current assessed values fall below the Base Year Valuation.



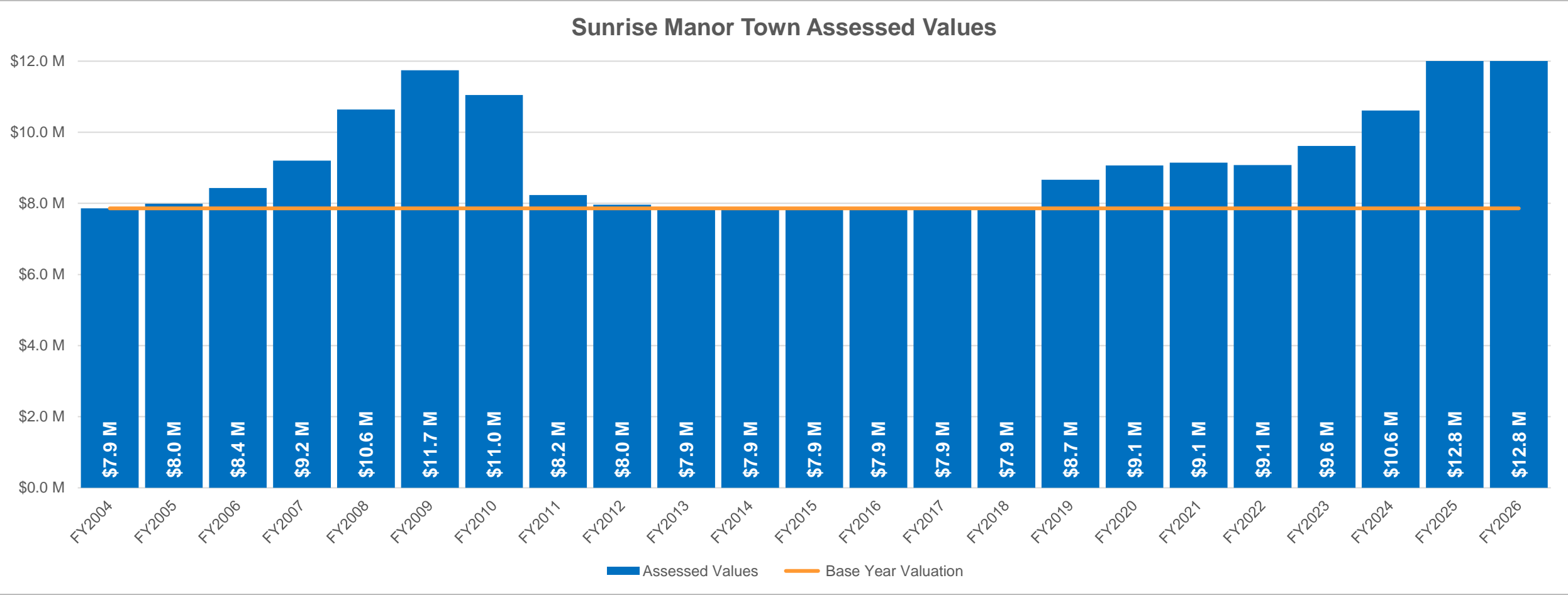
Assessed Values – Paradise Town

(In Millions)



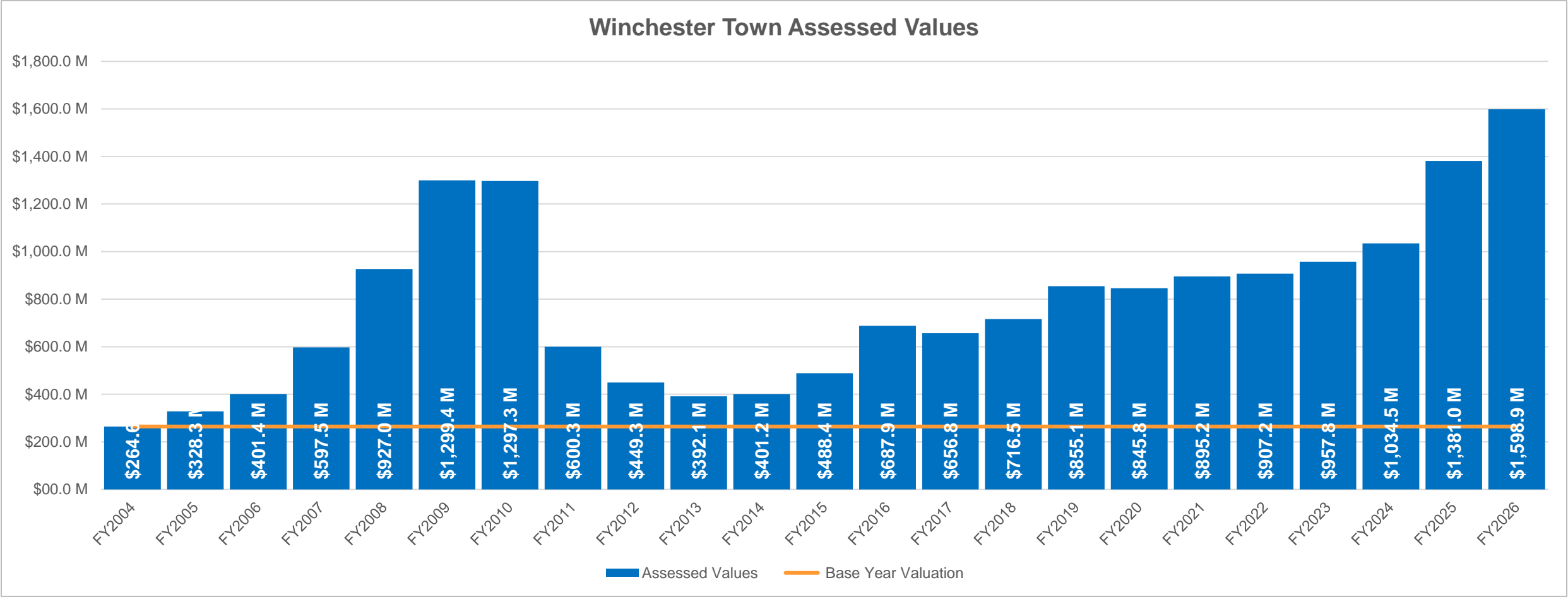
Assessed Values – Sunrise Manor Town

(In Millions)

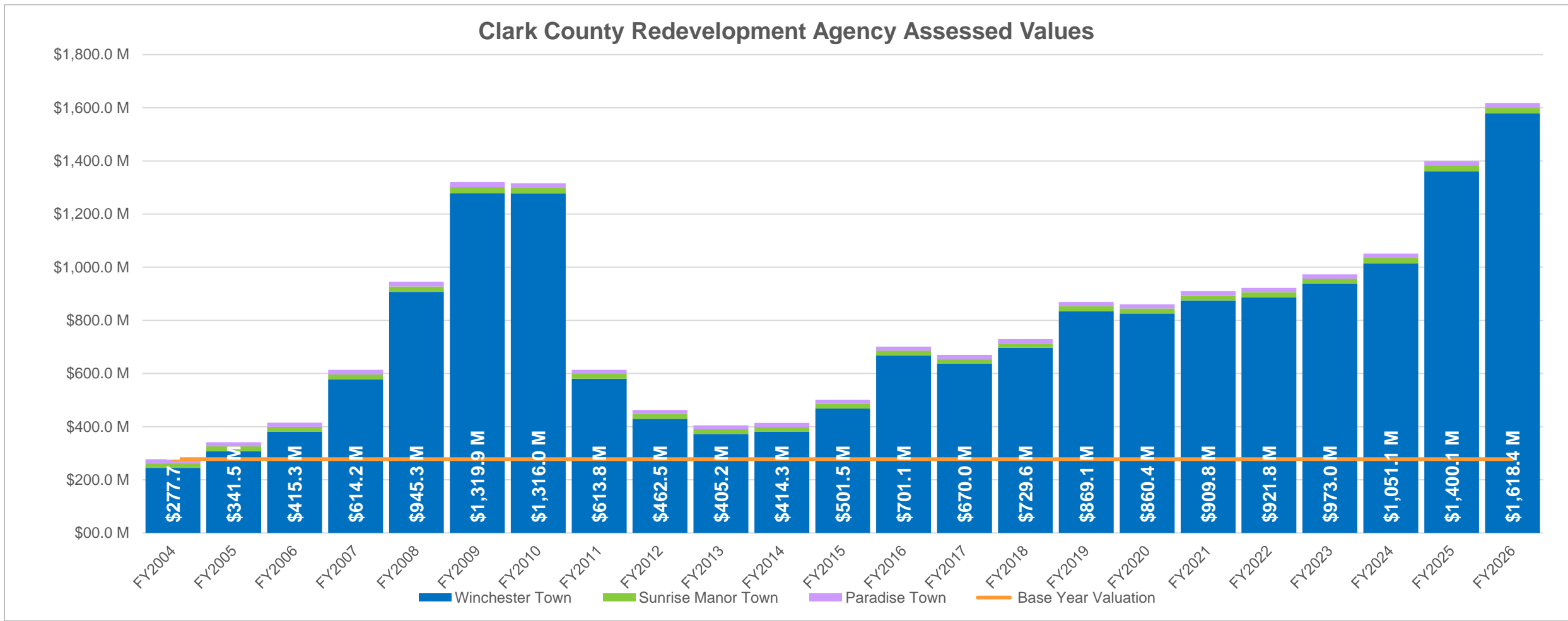


Assessed Values – Winchester Town

(In Millions)



Total Redevelopment Agency Assessed Values (In Millions)



Overall Increment in Valuation

(In Millions)

TOWN	FY2005 (BASE) YEAR VALUATION	FY2026 ASSESSED VALUATION	INCREMENTAL CHANGE IN VALUATION
Paradise Town	\$ 5.2	\$ 6.6	\$ 1.4
Sunrise Manor Town	7.9	12.9	5.0
Winchester Town	264.6	1,598.9	1,334.3
TOTAL CLARK COUNTY REDEV. DISTRICT	\$ 277.7	\$ 1,400.1	\$ 1,340.7



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Anticipated Property Tax Revenue Collections

TOWN	FY2026 BUDGET
Paradise Town	\$ 23,181
Sunrise Manor Town	\$ 78,702
Winchester Town	\$ 20,155,851
OVERALL REDEVELOPMENT DISTRICT	\$ 20,257,734



FY2026 Proposed Budget

(In Millions)

FY2026 Budget

Estimated Beginning Fund Balance (carryover from FY2025)	\$ 34.2
Revenues	
FY2026 Property Tax	20.3
FY2026 Interest Income	<u>0.01</u>
Total Resources	54.5
Expenditures	
FY2026 Services & Supplies	<u>(54.5)</u>
Ending Fund Balance	\$ 0.00

The
FY2026 Budget
provides the
RDA
with maximum
expenditure
authority.



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