



Clark County Redevelopment Agency FY2022 Budget

Presented September 21, 2021

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.”

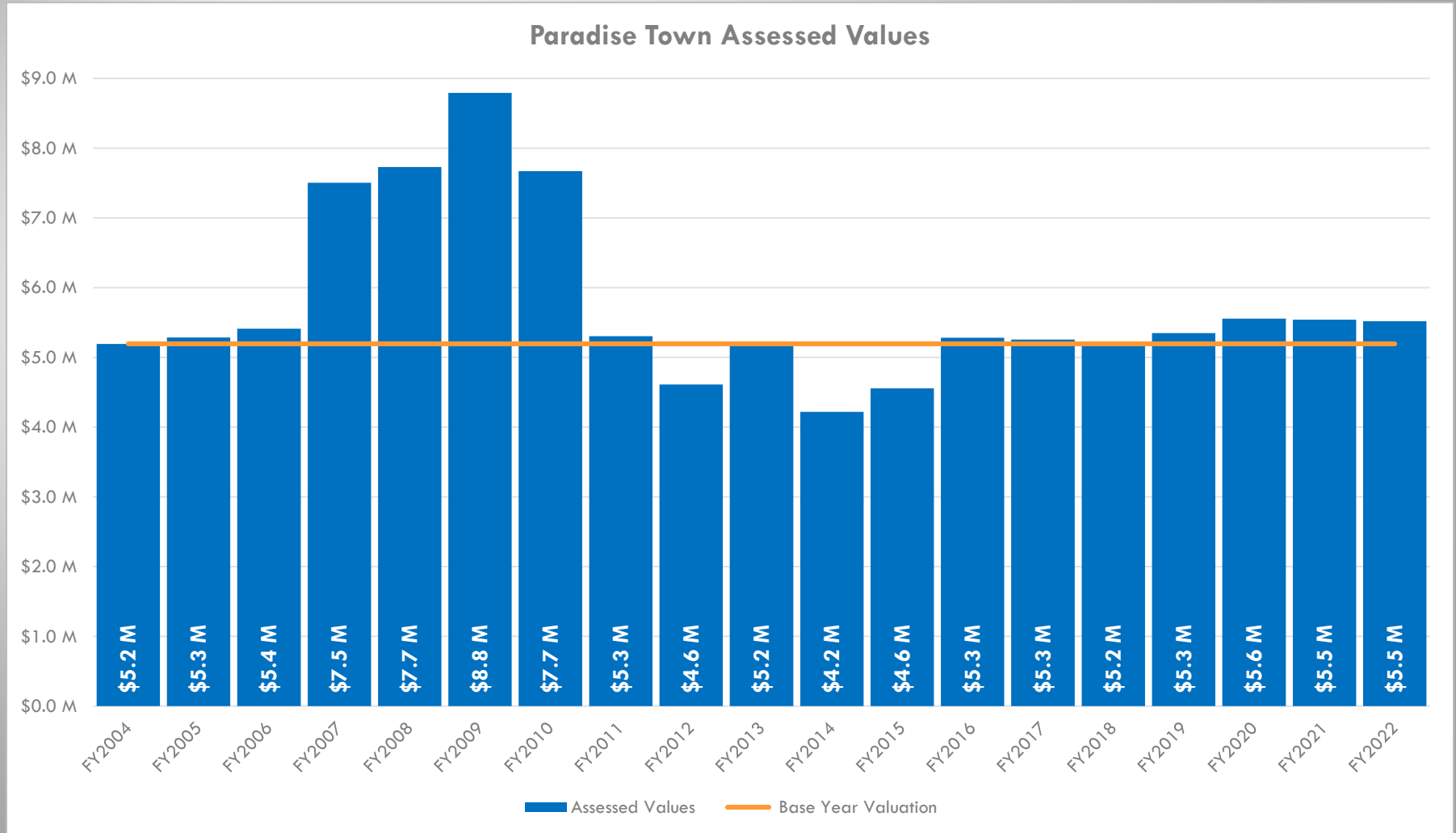
Redevelopment Agency

Background (cont'd)

- 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.
 - This occurred in Paradise Town in FY2012, FY2014, and FY2015.

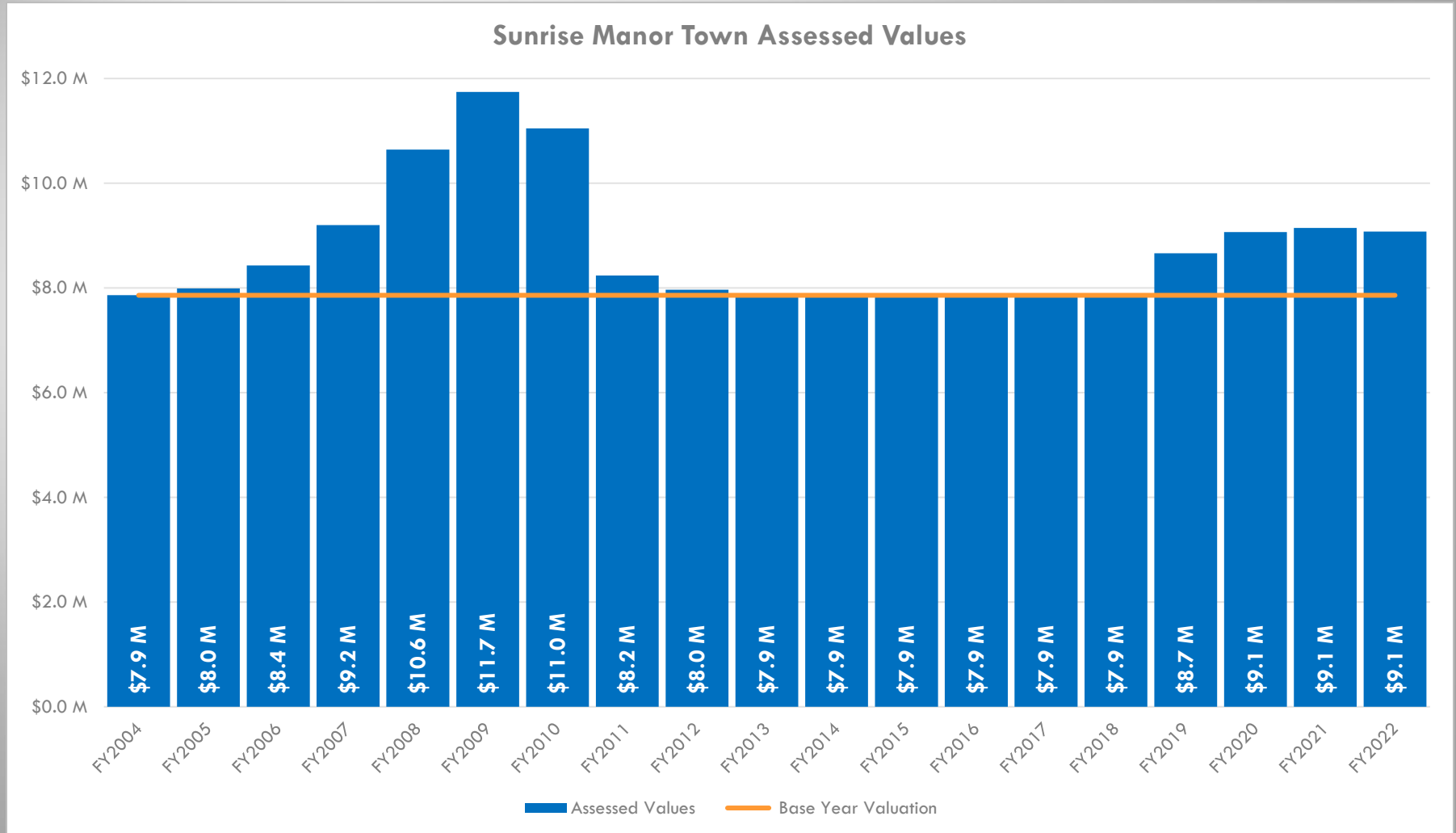
Assessed Values – Paradise Town

(In Millions)



Assessed Values – Sunrise Manor Town

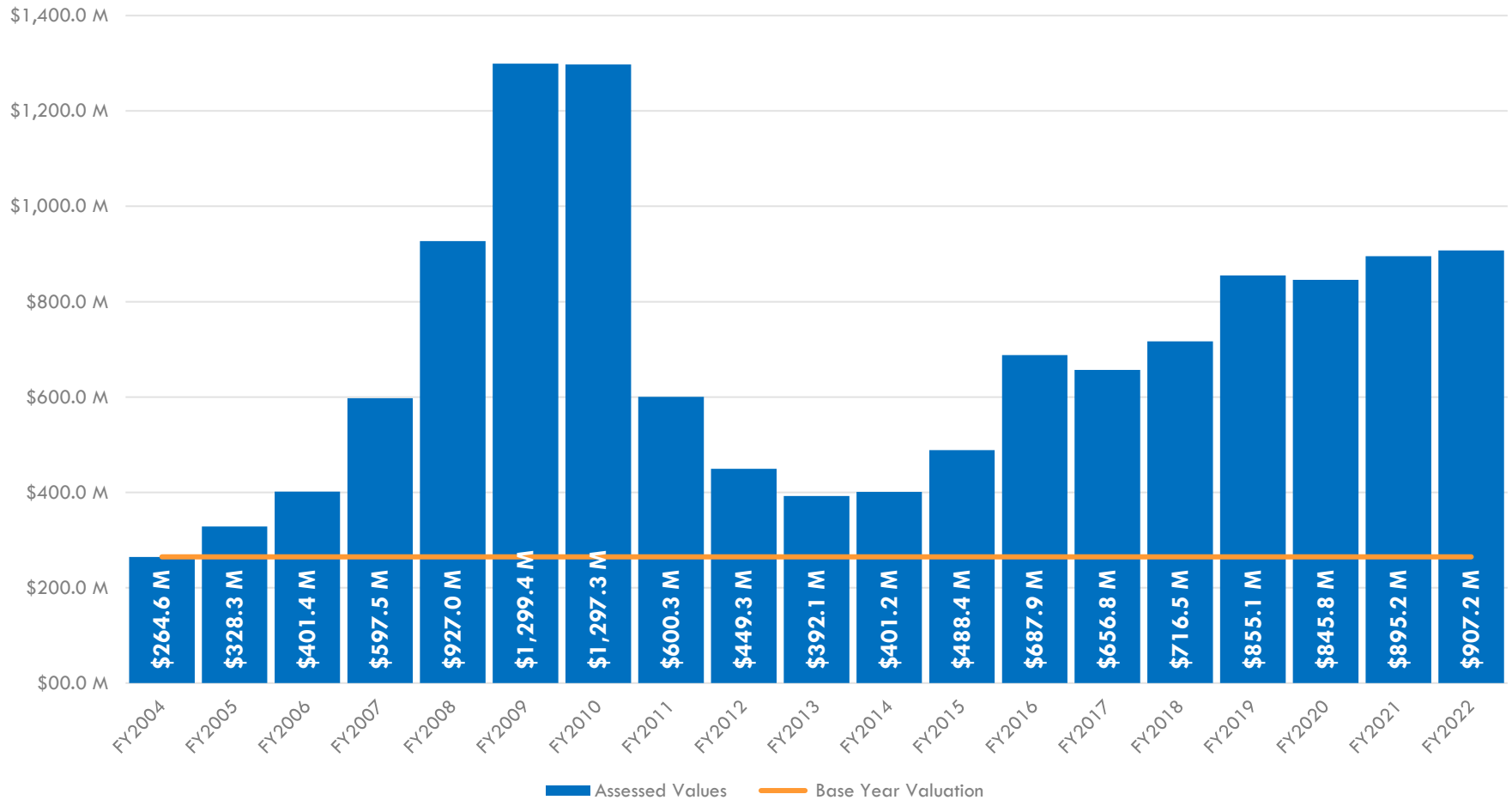
(In Millions)



Assessed Values – Winchester Town

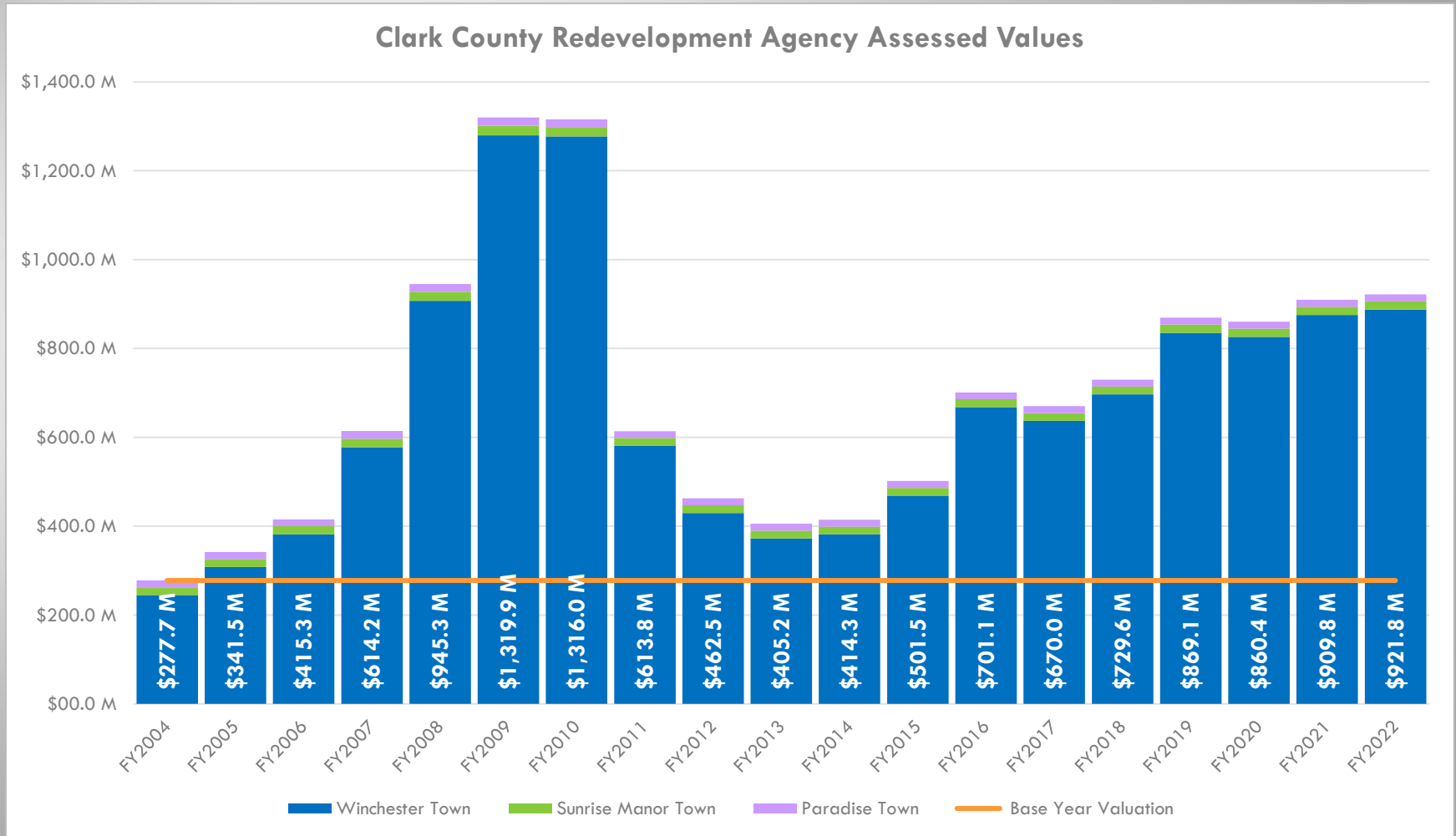
(In Millions)

Winchester Town Assessed Values



Total Assessed Values

(In Millions)



Parcels located within Winchester Town are responsible for 99.8% of the assessed values.

FY2022 Increment

(In Millions)

	BASE YEAR VALUATION	FY2022 ASSESSED VALUES	INCREMENT
Paradise Town	\$ 5.2	\$ 5.5	\$ 0.3
Sunrise Manor Town	7.9	9.1	1.2
Winchester Town	264.6	907.2	642.6
TOTAL	\$ 277.7	\$ 921.8	\$ 644.1

FY2022 Property Tax Revenue

(In Millions)

*99.7% of the RDA's
property tax revenue is
generated within the
Winchester Town
boundaries.*

RDA Boundaries	FY22 Property Tax Revenue
Paradise Town ⁽¹⁾	\$ 0.0
Sunrise Manor Town ⁽¹⁾	\$ 0.0
Winchester Town	<u>\$ 7.6</u>
TOTAL	\$ 7.6
⁽¹⁾ \$26,000 in property tax revenue will be generated within Paradise Town and Sunrise Manor Town.	

FY2022 Budget

(In Millions)

FY2022 Budget	
Revenues	
Property Tax	\$ 7.63
Interest	0.25
Expenditures	
Services & Supplies	<u>7.88</u>
Net Change	\$ 0.00

*The
FY2022 Budget
provides the RDA
with maximum
expenditure
authority.*

FY2022 Projected Cash Flow

(In Millions)

Installment	Projected Cash Flow
1 st Installment (3 rd Monday in August)	\$ 2.74
2 nd Installment (1 st Monday in October) ⁽¹⁾	1.63
3 rd Installment (1 st Monday in January) ⁽¹⁾	1.63
4 th Installment (1 st Monday in March) ⁽¹⁾	<u>1.63</u>
TOTAL	\$ 7.63

⁽¹⁾ Estimated