Office of Business Development

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Date: June 24, 2013 **Item 5-1**

To: Redevelopment Authority Citizens Committee
Meeting of July 1, 2013

From: Lee Plemel, Planning Director

Subject: Recommendations for Redevelopment Infrastructure Projects

Recommended Motion: [Although this item is on the agenda for possible action, no motion is recommended. Staff recommends that the RACC (Redevelopment Authority Citizens Committee) discuss potential Redevelopment infrastructure projects for Fiscal Year 2013/14 and provide direction to staff. Staff would then bring an item back to RACC at a future meeting for final recommendations to the Redevelopment Authority.]

Discussion:
The FY 2013/14 Redevelopment budget includes $162,124 for "undesignated infrastructure projects." These are funds remaining in the budget after accounting for general Redevelopment operating expenses, payoff of prior incentive commitments, and special event funding. The Redevelopment Authority Citizens Committee may make recommendations to the Redevelopment Authority on how to use these available funds.

There are currently no specific projects planned for the use of the available Redevelopment infrastructure funds. The available infrastructure funds in last year's FY 2012/13 budget ($72,376) were allocated to the construction of a new message center sign at the Community Center, which is now under contract for construction.

The Redevelopment Areas #1 and #2 Plans allow use of Redevelopment funds for a broad range of activities to implement the goals and objectives of the Plans. The applicable sections identifying the objectives and activities in the Plans are attached for reference. The complete Redevelopment Area Plans can be downloaded from the Office of Business Development website at www.carson.org/obd.

Staff anticipates the discussion with RACC to be an "idea session" to identify potential projects or activities for further consideration. Staff would then evaluate potential costs and other issues related to the potential projects or activities and bring back more information to RACC for further discussion and a final recommendation.

Staff also plans to bring additional discussion back to the RACC regarding the development of a plan to prioritize projects and activities for the next four to five years. The Carson City Finance Department, working in conjunction with the Assessor, anticipates an increase in the amount of funds available for infrastructure and other projects in the upcoming four years. The following amounts are projected to be available:

Fiscal Year	2013/14	2014/15	2015/16	2016/17	2017/18
Projected Available	$162,124	$184,506	$248,577	$310,826	$381,227

Since the small business incentive program was suspended by the Redevelopment Authority in 2010, the Authority's general policy has been to use Redevelopment funds on public infrastructure projects and activities that have a broader benefit to the Redevelopment District rather than benefitting individual property owners.

If you have any questions regarding this item, please contact Lee Plemel at 283-7075 or lplemel@carson.org.

Attachments:

1. Redevelopment Area #1 Plan Objectives and Activities
2. Redevelopment Area #2 Proposed Redevelopment Actions

REDEVELOPMENT PLAN

FOR THE

CARSON CITY REDEVELOPMENT PROJECT NO. 1

FEBRUARY 6, 1986

Prepared By

Carson City Redevelopment Authority

In Cooperation With

Carson City Planning Commission

Assisted By

Patterson, Stewart and Associates

and

Region West Research Consultants

SECTION 200 - GENERAL DEFINITIONS

The following definitions will govern the construction of this Plan unless the context otherwise requires:

201. "ACTIVITIES" means the individual undertakings for implementation of the Redevelopment Project (sometimes referred to as project activities, project components or project elements) and is used to avoid confusion with the term "Project", which refers to the Redevelopment Area as a whole. Examples of possible "activities" include but are not limited to: street construction, undergrounding of utilities, rehabilitation and historic preservation work, construction of sewer, water, and storm drain lines, and the engineering thereof and the planning and design of specific public spaces and activities. "Activities" also means the process of acquiring, managing and disposing of real property, the retaining of professionals to provide the Authority with services related to property appraisals, accounting, auditing, legal issues, the preparation of market and marketing reports, other economic studies, and in the on-going tasks of managing and implementing the provisions of this Redevelopment Plan consistent with the purpose and objectives of this Plan.

202. "AUTHORITY" means the "Redevelopment Agency" of the City of Carson City, Nevada, acting by and through the Carson City Redevelopment Authority.

203. "BOARD OF SUPERVISORS" OR "BOARD" means the legislative and governing body of the City of Carson City, Nevada.

204. "CCRP" an acronym, meaning the Carson City Redevelopment Project Area No. 1.

205. "CITY" means the City of Carson City, Nevada.

206. "CITY CODES" means any applicable section of the Municipal Code of the City of Carson City, Nevada as same exists on the effective date of this Plan and as such codes may, from time to time, be amended, i.e., Zoning Ordinance, Subdivision Ordinance, Building Code, Plumbing Code, Electrical Code, and the like.

207. "CITY ORDINANCES" means any applicable ordinance of the City of Carson City, Nevada as same exists on the effective date of this Plan and as such ordinances may, from time to time, be amended, i.e., Zoning Ordinance, Subdivision Ordinance, Historic District Ordinance, Sign Ordinance, and the like.

SECTION 300 - REDEVELOPMENT OBJECTIVES

The principal objectives of the City and of this Plan is to improve the 488 acre Redevelopment Project Area economically, physically and aesthetically--making the Area more attractive for private sector development and redevelopment and to protect the substantial public investment in State and City facilities. Further objectives are to correct deficiencies in the Area's aging infrastructure, repair and modify the present street system, provide amenities for the use and enjoyment of the people of Carson City and the many visitors who travel to this capitol city annually for business and recreation reasons. The following more specifically describe the intent, purpose and objectives of this Redevelopment Plan:

301. Strengthen the local economy by attracting new and expanded private investments in the Area, create new employment opportunities, increase the City's tax base, and expand public revenue to be used to improve the quality of life for the people of Carson City;

302. Repair, construct, install, or replace new publicly owned utility systems such as water, storm drains and sanitary sewers where existing systems are nonexistent, inadequate, undersized or substandard.

303. Improve the street, highway, bicycle and pedestrian circulation system to assure safe, convenient and aesthetically pleasing access to and throughout the Area;

304. Develop a physical linkage and an appropriate transportation mode among the Virginia and Truckee (V & T) Roundhouse, the Downtown and the Railroad Museum;

305. Promote the restoration of the V & T Roundhouse;

306. Develop a common theme in the housing, business and government sectors of the Redevelopment Area, to unify the mixture of residential, office, retail, lodging, gaming and government facilities by understanding, respecting and utilizing the City's rich historic past and its roll as Capitol of the State of Nevada;

307. Establish a unifying tree planting program throughout the Redevelopment Area.

308. Develop appropriately designed street lighting, street signage and street furniture systems with a full understanding of the diversity and special character of the several functional and historic use areas within the Project Area;

309. Provide informational and directional kiosks in convenient pedestrian locations to allow visitors an opportunity to become familiar with the locations of the City's historic, business, cultural, gaming, recreational and other places of interest;

310. Develop additional, conveniently located parking facilities--including parking structures where appropriate--together with pleasant, auto-free, pedestrian ways linking business, government and places of historic interest;

311. Improve the appearance of commercial areas through street beautification programs, building rehabilitation and improved development requirements in the areas of sign controls and landscaping;

312. Encourage more intensive landscaping on Downtown properties and parking lots;

313. Encourage and assist in providing "people oriented areas" in the Downtown for daytime and evening special events and promotional activity;

314. Underground present overhead utility systems where feasible and encourage the serving utility companies to assist in the costs thereof;

315. Integrate and protect older existing structures having historic value, with new development;

316. Cooperate and support officially recognized Historic Preservation and Architectural Review groups in their undertaking of the design for the restoration and rehabilitation of historically designated structures and places;

317. Provide informational plaques for on-site display in conjunction with recognized historic structures and places;

318. Accommodate planned population growth in ways which will not damage the social, economic and environmental well being of Carson City;

319. Continue and enhance a land use pattern which creates vitality through diversity in activities and the age of improvements;

320. Establish the highest possible level of recreational opportunity for the residents and visitors of all age levels;

321. Promote greater cooperation between City and School District in the joint use of public land for school-park-recreation purposes;

322. Promote greater cooperation between City and State government in order to achieve harmony in public development;

323. Initiate programs with appropriate public and private groups to develop decent, safe and sanitary housing for persons and families in the Redevelopment Area who are living under substandard conditions; and

324. Where rehabilitation of property may be unfeasible and where clearance and redevelopment may be necessary to eliminate blighting influences, cause such property to be cleared and redeveloped and in the process, assist and encourage the owners of such property to participate in these activities.

SECTION 400 - REDEVELOPMENT ACTIVITIES AND PROCEDURES

401. General: The redevelopment of the Project Area will be undertaken pursuant to and in conformance with State Law. The Authority proposes to eliminate and prevent the spread of blight and deterioration in the Project Area by:

A. Acquisition of certain real property where necessary;

B. Demolition or removal of certain buildings and improvements;

C. Providing for participation by owners and tenants presently located in the Project Area by extending options to remain or relocate within the redeveloped Project Area;

D. Management of property under the ownership and control of the Authority;

E. Relocation assistance to displaced residential and non-residential tenants;

F. Installation, construction, or reconstruction of streets, utilities, and other public improvements;

G. Disposition of property for uses in accordance with this Plan;

H. Redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;

I. Explore methods of assisting the City's Architectural Review Committee in conjunction with their undertaking the design of restoration and rehabilitation work for officially designated historic structures and places;

J. Rehabilitation of structures and improvements by present owners, their successors and/or the Authority;

K. The Redevelopment Authority may operate a rehousing bureau to assist site occupants in obtaining adequate temporary or permanent housing. Pursuant to NRS 279.476, the Authority may incur any necessary expenses for this purpose; and

L. The Authority may loan money, obtained from whatever source, to businesses to assist and encourage them to locate in the Redevelopment Area.

2. DESCRIPTION AND MAP OF THE PROJECT AREA

The boundaries of Project Area No. 2 are shown on the map and the boundary description has been incorporated into the ordinance that adopts the Redevelopment Plan

3. PROPOSED REDEVELOPMENT ACTIONS

A. Specific Redevelopment Activities

The Redevelopment Authority plans to carry out the following strategies to achieve the goals of redevelopment in Project Area No. 2:

1. **Assistance with site acquisition:** The Redevelopment Authority, by assisting with site acquisition for auto dealers, has the ability to influence the economics related to the expansion or retention of auto sales on South Carson Street. The use of financing tools and public/private partnerships will allow the Redevelopment Authority to work with existing auto dealers to obtain commitments to remain doing business and to expand their operations on South Carson Street.

2. **Relocation assistance:** The Redevelopment Authority has the capability to assist auto dealers to relocate from other parts of the region to South Carson Street. For example, auto sales operations currently located on North Carson Street could benefit from clustering with the dealers on South Carson Street to produce the synergy of an auto row.

3. **Expansion in number of franchises:** For example, Carson City lacks the following franchises: Volkswagen, BMW, Mitsubishi, Acura, and Mercedes. The Redevelopment Authority could provide inducements for auto dealers to increase the number of franchises offered on South Carson Street.

4. **Armory Site:** Currently, the State of Nevada owns the site of the former Nevada National Guard. With the concurrence of the State, the Redevelopment Authority could work with the State of Nevada to maximize private development potential on this site through the means authorized by this Plan.

5. **Improvements in traffic circulation, landscaping and streetscape:** South Carson Street is currently a major state highway making access difficult. Also, it has limited landscaping and attractive visual amenities. The anticipated completion of the freeway from Fairview Drive to South Carson Street will significantly reduce traffic and leave South Carson Street in City control, with the need to transition the street back from a state highway to a local arterial street serving the properties along it. The Redevelopment Authority has the ability to invest in infrastructure, traffic improvements, landscaping, maintenance and other public enhancements to improve

traffic circulation and the appearance of South Carson Street. This strategy includes forming a business improvement district to address maintenance needs in the area.

6. **Marketing assistance:** A strong marketing program has the potential of contributing to the success of auto sales operations on South Carson Street. The Redevelopment Authority can assist auto dealers with marketing efforts to enhance Carson City as an auto purchase destination for the region. This assistance could include helping to establish a strong and active Dealer Group to conduct destination advertising and other marketing efforts such as special events. It could also include assistance with signs and other design features to create identity for South Carson Street as an auto purchase destination for the region.

7. **Re-use of existing sites if a regional auto mall proceeds:** If a regional auto mall is developed in Carson City, the Redevelopment Authority could assist dealers to obtain productive and financially viable re-use of their existing sites on South Carson Street.

8. **Re-use of vacant retail buildings:** Since the Plan was adopted in 2004, numerous businesses have been affected by the economy, resulting in a high commercial vacancy rate. Additionally, the vacant former K-Mart building on North Carson Street has been added to the plan to address the vacancies and deterioration of the property and other properties in the vicinity. The Redevelopment Authority could assist with various types of incentives, including economic studies, to encourage new, viable uses for these buildings.

9. **Utility Extensions**: While the Plan Project Area is largely served by existing public infrastructure, there are some properties to which utilities such as water and sewer lines do not currently reach. The Redevelopment Authority could assist in constructing necessary utility lines to serve new development on commercial properties within the Plan Project Area upon submittal of a plan for a project that would benefit the Redevelopment District.

10. **NDOT right-of-way:** The Nevada Department of Transportation owns significant right-of-way along Carson Street. In some cases, NDOT owns up to 70 feet of property behind existing street improvements. This significantly limits adjacent property owners' ability to use this property for economic development purposes. The Redevelopment Authority can assist property owners in working with NDOT to dispose of these excess rights-of-way or provide financial assistance to help to lease or purchase these rights-of-way from NDOT to the extent the law and NDOT may authorize.

In conducting the redevelopment activities as set forth above, the Redevelopment Authority shall be enabled by the authority and requirements set forth in Section 5 of the Plan.