

**CARSON CITY CONSOLIDATED MUNICIPALITY
NOTICE OF MEETING OF THE
REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE**

Day: Monday
Date: November 6, 2017
Time: Beginning at 5:30 pm
Location: Community Center, Sierra Room
851 East William Street
Carson City, Nevada

AGENDA

1. Call to Order, Roll Call, and Determination of Quorum.

2. Public Comment**

The public is invited at this time to comment on and discuss any topic that is relevant to, or within the authority of, the Carson City Redevelopment Authority Citizens Committee, including any matter that is not specifically included on the agenda as an action item.

3. For Possible Action: Approval of Minutes - August 7, 2017

4. Meeting Items:

4.A For Possible Action: To elect a RACC Chair for the remainder of 2017.

Staff Summary: The RACC bylaws require the election of a Chair and Vice-Chair at the first RACC meeting of the calendar year. The formerly elected Chair resigned from the RACC, leaving a vacancy for the remainder of 2017. New elections for Chair and Vice-Chair will occur at RACC's first meeting in 2018.

4.B For Discussion Only: To provide a presentation regarding the 60% design of the Downtown Curry Streetscape Project and to improve the five cross streets between Carson Street and Curry Street from Musser to Robinson. (Dan Stucky; DStucky@carson.org)

Staff Summary: The Board of Supervisors approved the 60% design of the Downtown Curry Streetscape Project on October 19, 2017, and authorized funding for the project. The approval allows for the project to incorporate similar type and quality of streetscape improvements that were recently constructed along Carson Street for the Downtown Carson Streetscape Project. In addition to the streetscape improvements on Curry Street, staff plans to initiate the design of street beautification improvements for five east-west downtown streets between Carson Street and Curry Street (Robinson Street, Spear Street, Telegraph Street, Proctor Street and Musser Street) and the Telegraph to Spear alley. The improvements to the cross streets and alley are funded by \$550,000 from the Redevelopment Revolving Fund. The proposed schedule is to incorporate all the above improvements into the Downtown Curry Streetscape Project and construct during the 2018 construction season.

4.C For Possible Action: To approve Redevelopment Christmas ornament themes for 2018-2020.

Staff Summary: Since 2003, the Carson City Redevelopment agency has annually created Christmas ornaments based on historic buildings in the City. These ornaments are sold for to local retailers, which then resell the ornaments to the public. Supervisor Lori Bagwell has taken on the task of coordinating ornament production over the last few years and is requesting guidance and approval from the Redevelopment Authority Citizens Committee on the ornament themes. The proposed themes for the following three years (2018-2020), respectively, are: The Wungnema House, the Western Nevada College Observatory, and the Stewart Indian School.

4.D For Possible Action: To make a recommendation to the Redevelopment Authority regarding the expenditure of \$100,000 from the FY 2018 Redevelopment Revolving Fund for the Downtown Curry Streetscape Project, for a total of \$350,000 from the FY 2018 Redevelopment Revolving Fund for the Project; and to provide direction to staff regarding the Redevelopment Revolving Fund allocation plan for unallocated funds for Fiscal Year (FY) 2019. (Lee Plemel, Community Development Director)

Staff Summary: The purpose of this item is to review the current five-year Redevelopment Revolving Fund allocation plan and identify potential modifications to the allocation for upcoming years. This may include identifying new projects and/or programs to fund for the current or future years, depending on the availability of funds. The RACC will make final recommendations to the Redevelopment Authority regarding the FY 2019 Redevelopment Allocation Plan at its regular meeting on February 5, 2018. The proposed action will also authorize the allocation of \$100,000 from FY 2017 budget savings into the Downtown Curry Streetscape Project to allow for the project completion in 2018.

5. Discussion Only:

- a. Staff reports and updates on matters relating to the RACC. (Lee Plemel)
- b. Future agenda items for the next RACC meeting.
- c. RACC member reports and comments.

6. Public Comment:**

The public is invited at this time to comment on and discuss any topic that is relevant to, or within the authority of the Redevelopment Authority Citizens Committee, including any matter that is not specifically included on the agenda as an action item.

7. For Possible Action: Adjournment.

**** PUBLIC COMMENT LIMITATIONS:** *The Redevelopment Authority Citizens Committee will provide at least two public comment periods in compliance with the minimum requirements of the Open Meeting Law prior to adjournment. In addition, it is Carson City's aspirational goal to also provide for item-specific public comment as follows: In order for members of the public to participate in the public body's consideration of an agenda item, the public is strongly encouraged to comment on an agenda item when called for by the Chair during the item itself. No action may be taken on a matter raised under public comment unless the item has been specifically included on the agenda as an*

item upon which action may be taken. Comments may be limited to three minutes per person or topic at the discretion of the Chair in order to facilitate the meeting.

Agenda Management Notice: Items on the agenda may be taken out of order; the public body may combine two or more agenda items for consideration; and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

If you would like more information about an agenda item listed above, please contact the staff member listed at the end of the particular item in which you are interested at 775-887-2101. Contact Krysten Haemel at 775-283-7080 or carson.org/agendas if you would like copies of supporting materials for an agenda item. Supporting materials for the meeting are available in the Community Development office located at 108 E. Proctor Street, Carson City or at www.carson.org/agendas. All written comments regarding an item must be submitted to the Community Development office by 4:00 p.m. on the day prior to the RACC meeting to ensure delivery to the Members before the meeting.

The Redevelopment Authority Citizens Committee is pleased to make reasonable accommodations for members of the public who wish to attend the meeting and need assistance. If special arrangements for the meeting are necessary, please notify Community Development in writing at 108 E. Proctor St., Carson City, Nevada 89701, or call 775-887-2101, as soon as possible.

This agenda was posted at the following locations:
City Hall, 201 North Carson Street
Carson City Library, 900 North Roop Street
Community Center-Sierra Room, 851 East William Street
Community Development Department, 108 E. Proctor Street
This agenda is also available on the Carson City Website at www.carson.org/agenda
State Website - <https://notice.nv.gov>

DRAFT MINUTES
Regular Meeting
Carson City Redevelopment Authority Citizens Committee (RACC)
Monday, August 7, 2017 ● 5:30 PM
Community Center Sierra Room
851 East William Street, Carson City, Nevada

Board Members

Chair – Kristoffer Wickstead	Vice Chair– Ronni Hannaman
Member – John Barrette	Member – Court Cardinal
Member – Jason Justice	Member – Lee Kennedy
Member – Craig Mullet	

Staff

Adriana Fralick, Chief Deputy District Attorney
Tamar Warren, Deputy Clerk

NOTE: A recording of these proceedings, the board’s agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder’s Office, and available for review during regular business hours.

An audio recording of this meeting is available on www.carson.org/minutes.

1. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF A QUORUM

(5:34:05) – Vice Chairperson Hannaman called the meeting to order at 5:34 p.m. Roll was called and a quorum was present.

Attendee Name	Status	Arrived
Chairperson Kristoffer Wickstead	Absent	
Vice Chair Ronni Hannaman	Present	
Member John Barrette	Present	
Member Court Cardinal	Absent	
Member Jason Justice	Present	
Member Lee Kennedy	Present	
Member Craig Mullet	Present	

2. PUBLIC COMMENTS

(5:34:30) – Vice Chair Hannaman entertained public comments; however, none were forthcoming. She also announced the resignation of Chairperson Wickstead due to an employment-related move, effective immediately. Vice Chair Hannaman believed that a new chair would be elected in the November RACC meeting.

3. FOR POSSIBLE ACTION ON APPROVAL OF MINUTES – June 5, 2017.

(5:35:55) – **MOTION: I move to approve the minutes of the June 5, 2017 RACC meeting as written.**

RESULT:	APPROVED (4-0-1)
MOVER:	Justice
SECONDER:	Barrette
AYES:	Hannaman, Barrette, Justice, Kennedy
NAYS:	None
ABSTENTIONS:	Mullet
ABSENT:	Wickstead, Cardinal

4. MEETING ITEMS

4-A FOR POSSIBLE ACTION: TO APPROVE THE EXPENDITURE OF UP TO \$25,000 FOR FAÇADE IMPROVEMENTS TO THE BUILDING LOCATED AT 410 N. CARSON STREET, WITHIN REDEVELOPMENT AREA NO. 1, AND TO GRANT A WAIVER OF THE POLICY REQUIRING A MINIMUM OF THREE BIDS FOR THE PROPOSED IMPROVEMENTS.

(5:36:22) – Vice Chairperson Hannaman introduced the item and referenced the Staff Report incorporated into the record. She also invited applicant Dan Douglas to the podium to respond to members’ questions. Mr. Douglas gave background on the property and referenced several photographs incorporated into the record. He reviewed the signage details and explained that if the sign did not look acceptable, he would have the item reagentized for approval of a new sign. Mr. Douglas also clarified that the project bid was much higher; therefore, he was requesting the maximum allowable funds for façade improvement.

(5:43:39) – Member Justice inquired why the sign cost was broken down separately and Mr. Douglas believed that it was the Staff’s recommendation, since the awning cost was reimbursable but the cost of the sign was not. Member Barrette inquired about the apartments above the businesses in the building and he was informed that there would be two and at 1,100 square feet each, consisting of two bedrooms per apartment. Member Mullet believed that the building number looked out of proportion and Mr. Douglas noted that they could make the appropriate changes. Vice Chair Hannaman clarified that for the latter, permit department approval would suffice. Mr. Douglas also noted that he was at the “plan check” stage at the moment and addressed the issue of not having three bids. He stated that all contractors have been busy and that he wished to have the work done by a first-tier contractor. Vice Chairperson Hannaman referenced a Board of Supervisors resolution, attached to the Staff Report, which allowed the RACC to waive the three-bid requirement in certain conditions. Member Mullet noted that the bid was closer to \$60,000 and that the RACC was only reimbursing \$25,000, and believed it was a non-issue. There were no public comments and the Vice Chair entertained a motion.

(5:52:47) – MOTION: I move to approve the expenditure of up to \$25,000 for façade improvements to the building located at 410 N. Carson Street, within Redevelopment Area Number One, subject to the conditions of approval in the Staff Memo; and to grant a waiver of the policy requiring three bids for the proposed improvements.

RESULT:	APPROVED (5-0-0)
MOVER:	Kennedy
SECONDER:	Barrette
AYES:	Hannaman, Barrette, Justice, Kennedy, Mullet
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Wickstead, Cardinal

4-B FOR DISCUSSION ONLY: UPDATE ON THE STATUS OF PROJECTS APPROVED FOR FUNDING THROUGH THE FAÇADE IMPROVEMENT PROGRAM.

(5:53:59) – Vice Chair Hannaman referenced the list of façade improvement program funded projects which are incorporated into the record and entertained questions. She also clarified that out of the budgeted \$200,000, \$80,892 had been allocated, and that there would be a carryover of \$41,823 in unused funds for this fiscal year. There were no public comments.

4-C FOR POSSIBLE ACTION: TO RECEIVE AN UPDATE AND PROVIDE DIRECTION TO STAFF REGARDING POSSIBLE PROJECTS TO INCLUDE AS PART OF THE REDEVELOPMENT ALLOCATION PLAN FOR FUTURE DISCUSSION.

(5:57:03) – Vice Chair Hannaman introduced the item and referenced the report, incorporated into the record, from Community Development Director Lee Plemel. It was agreed to table the item for the next meeting when Staff could present it in person.

5. DISCUSSION ONLY

a. STAFF REPORTS AND UPDATES ON MATTERS RELATING TO THE RACC.

(5:57:35) – There were no reports from Staff.

b. FUTURE AGENDA ITEMS FOR THE NEXT RACC MEETING.

(5:57:40) – Chairperson Hannaman suggested agendizing the election of a new Chair. In response to a question by Member Barrette, Ms. Fralick noted that a Chair would be elected in the next meeting, and she explained the appointment process for all commission and committee vacancies.

c. RACC MEMBER REPORTS AND COMMENTS

(5:59:00) – Member Justice gave an update on the Carson City Fair and commended organizer Lindsay Chichester for a job well done.

6. PUBLIC COMMENTS

(5:59:40) – Vice Chairperson Hannaman entertained public comment. However none were forthcoming.

7. FOR POSSIBLE ACTION: ADJOURNMENT.

(5:59:51) – Member Mullet moved to adjourn. The motion was seconded by Member Kennedy. The meeting was adjourned at 6:00 p.m.

The Minutes of the August 7, 2017 Carson City Redevelopment Authority Citizens Committee meeting are so approved this 6th day of November, 2017.

RONNIE HANNAMAN, Vice Chair



Community Development Department

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180 – Hearing Impaired: 711

Date: October 30, 2017
To: Redevelopment Authority Citizens Committee
Meeting of November 6, 2017
From: Lee Plemel, Director
Subject: Discussion only regarding Downtown Curry Streetscape Project update

RECOMMENDED RACC MOTION: [No action.]

DISCUSSION:

The purpose of this item is to allow Public Works staff to provide an update on the Downtown Curry Streetscape Project. The Board of Supervisors approved the 60% design of the Downtown Curry Streetscape Project on October 19, 2017, and authorized funding for the project. The approval allows for the project to incorporate similar type and quality of streetscape improvements that were recently constructed along Carson Street for the Downtown Carson Streetscape Project.

In addition to the streetscape improvements on Curry Street, the plans will include the design of street beautification improvements for five east-west downtown streets between Carson Street and Curry Street (Robinson Street, Spear Street, Telegraph Street, Proctor Street and Musser Street) and the Telegraph to Spear alley. The improvements to the cross streets and alley are funded by \$550,000 from the Redevelopment Revolving Fund. The proposed schedule is to incorporate all the above improvements into the Downtown Curry Streetscape Project and construct during the 2018 construction season.

Once all project features are advanced to the 90% design (anticipated for January 2018), City staff and the design team will present the design for review and comment at a future RACC, Regional Transportation Commission and Board of Supervisors meetings.

Public Works staff will be available at the meeting to provide a presentation and be available to answer questions. If you have any questions regarding the Downtown Curry Streetscape Project, you can contact Dan Stucky, City Engineer, at dstucky@carson.org or 283-7084.

Attachments:

- A. Downtown Curry Streetscape Project presentation



Downtown Curry Streetscape Project

Dan Stucky- Carson City Public Works

November 6, 2017



Presentation Outline

- Project Background and Schedule
- Overview of Project Elements
- Summary of Cost Estimate





Project Background

2014

- Initiate design for Downtown Streetscape Project

2015

- Complete 60% design for Downtown Curry and Carson Streetscape Projects

2016

- Complete design and construction of Downtown Carson Streetscape Project

2017

- Sept 2017- Public outreach to businesses
- Advance design of Downtown Curry Streetscape Project

2018

- Public outreach through project completion
- Complete design and construction of Downtown Curry Streetscape Project






Curry Street Improvements



Additive #1- Underground Power



LEGEND

-  Curry Street Improvements
-  East-West Downtown Street and Telegraph-Spear Alley Improvements
-  Power Poles



Existing Overhead Power

Additive #2- LED Street Lights



Existing Gas Street Lights

East-West Downtown Street Improvements



Spear Street



Telegraph Street



Telegraph Square



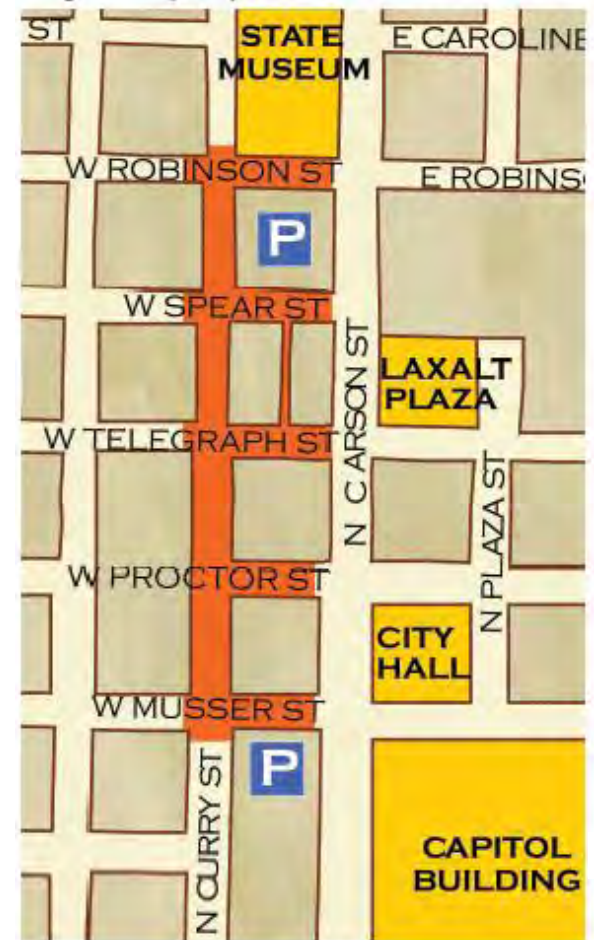
Alley



Proctor Street



Musser Street





Beautification Opportunities

PAVING

The same paving materials as used on Carson Street should be used in areas where the existing paving is deteriorating. Some sidewalks that already have paving in good condition could remain to create an eclectic feel to the streetscape, some existing pavers are different colors.



PLANTER WALLS AND SEATWALLS

The addition of permanent planters, seatwalls and landscaping can be used in areas where there is room and in places where existing planters are already located.



EMBLEMS AND ICONS

The simple and cost effective addition of emblems in the paving and plaques on furnishings is proposed.



CROSS WALKS

Concrete banded paver crosswalks as used on Carson Street should be added to enhance the streetscape, slow vehicles and increase pedestrian safety.



FURNISHINGS: BIKE RACKS, BENCHES, LIGHTING, TRASH RECEPTACLES, WAYFINDING, PLANTER POTS

The same furnishings as selected for Carson Street shall be used here. There is limited space for furnishings but the continuity will help create a downtown district. Existing planters and trash receptacles should be removed and replaced. Benches and bike racks should be added while additional wayfinding signs should be considered.





Estimates / Funding

- Current estimate of Curry Streetscape Project and funding sources:

<u>Fund</u>	<u>Amount</u>
Water Fund	\$ 267,000
Sewer Fund	\$ 115,000
Stormwater Fund	\$ 103,000
Streets Fund	\$ 0
Infrastructure Tax Fund	\$2,187,000
Redevelopment	<u>\$ 550,000</u>
Total	\$3,222,000



Community Development Department

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Carson City, Nevada 89701
(775) 887-2180 – Hearing Impaired: 711

Date: October 30, 2017
To: Redevelopment Authority Citizens Committee
Meeting of November 6, 2017
From: Lee Plemel, Director
Subject: Christmas Ornament Theme Selection for 2018-2020

RECOMMENDED RACC MOTION: I move to approve the following Christmas ornament themes:

2018: Wungnema House
2019: WNC Observatory
2020: Stewart Indian School

DISCUSSION:

Since 2003, the Carson City Redevelopment agency has annually created Christmas ornaments based on historic buildings in the City. These ornaments are sold for \$10 (slightly above production costs) to local retailers, which then resell the ornaments to the public. Supervisor Lori Bagwell has taken on the task of coordinating ornament production over the last few years.

Redevelopment staff is seeking approval of the ornaments for the next three years, as noted in the recommended motion above, based on suggestions from community members.

2017 Roberts House ornaments are currently available in participating retail stores.

If you have any questions regarding the Redevelopment special event applications, please contact Lee Plemel at 283-7075 or lplemel@carson.org.

Attachments:

- A. Information on the three recommended ornament subjects



ORNAMENT LISTING

YEAR	BUILDING
2003	Nevada State Museum
2003	Laxalt Building
2004	St. Peter's Church
2005	Bliss Mansion
2006	Capitol
2007	St. Teresa Church
2008	Governor's Mansion
2009	St. Charles Hotel
2010	V&T Depot
2011	Presbyterian Church
2012	First United Methodist Church
2013	Civic Auditorium
2014	Carson City Central School
2015	Nevada State Prison
2016	Brouger-Bath Mansion
2017	Roberts Foreman House

Proposal:

2018: Wungnema House

2019: WNC Observatory

2020: Stewart Indian School

Wungnema House

[back to Mills Park Page \(https://www.carson.org/government/departments-g-z/parks-recreation-open-space/parks-and-open-space/mills-park\)](https://www.carson.org/government/departments-g-z/parks-recreation-open-space/parks-and-open-space/mills-park)



This 1,000 square-foot house was built just on the outskirts of Carson City in 1948.

Burton Wungnema, with the help of his father, Earnest Wungnema, and then pregnant wife, Pearl, used the stone from his father's fourteen quarries in Brunswick Canyon to build this home for his family. Pearl raised eight children in the home.

The house was built during the war and they couldn't get lumber, nails, or glass because of the shortage. That is why only half the upstairs was built. The windows, now removed, were from the Catholic churches in Brockway, Lake Tahoe, and Truckee, California. Earnest and Burton, while building the churches, purchased the windows because they were not made with frosted glass and the church was going to return them.

The fireplace was made from stone in Arizona. The face is cut stone of clouds and lightning and is the emblem of the Water clan of the Hopi Nation. The hearth is wonder stone. The boards on the ceiling were milled using the same dies used to build the original ceiling. Wungnema is a Hopi name for grow, as in growing corn.

Burton and Pearl came from Arizona as teens, met in Carson City, and married in 1947. They are both Hopi Indians. Pearl is in the Sun clan and Burton the Water clan. Burton passed away in 1956 and Pearl continues to live in Carson City.

This home is representative of the wonderful mason work done in the churches and homes built by Burton and his father around Lake Tahoe from 1925 to 1955. 20

The Wungnema House is administered by the Foundation for the Betterment of Parks and Recreation and is available for small group meetings and events.

Following are views of the inside of the home (decorated for a dinner party/silent auction held during the holidays):



Living Room Fireplace



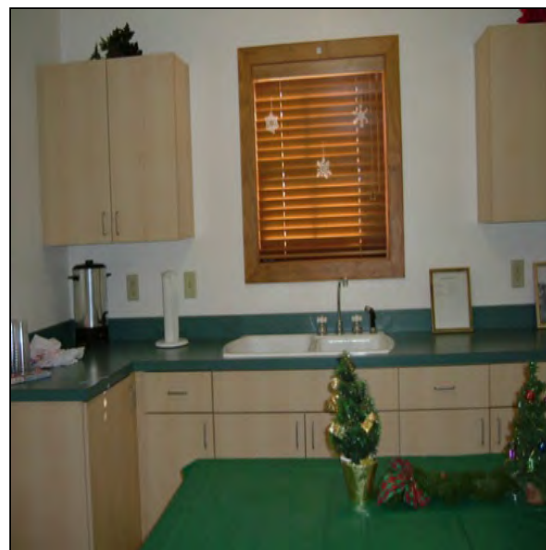
Living Room (facing north)



Living Room (facing south)



Dining Room



Kitchen



Stairwell



Upstairs Bedroom (facing north)



Upstairs Bedroom (facing south)

For more information, please contact the
Carson City Parks and Recreation Department

(775) 887-2262

or

Jo Saulisberry, President of the Foundation for the Betterment of Parks and Recreation

(775) 841-5570



Jack C. Davis Observatory

The Jack C. Davis Observatory is open to the public and provides a research-level facility for WNC students and the community. The observatory is located at 2699 Van Patten Avenue on the northern end of the Carson City Campus.

Wishing on a Star . . .

The Jack C. Davis Observatory at Western Nevada College in Carson City is a premier place in northern Nevada to get "up close and personal" with the moon, stars and planets. With both interior and exterior telescopes, and perched on the eastern edge of the Sierra Nevada mountains, the Davis Observatory is the place to be for astronomical happenings, planetary walks, and informative classes that keep students, scientists and the community on the edge of the latest technological advances.

. . . . Dreams Can Come True

It took the vision of WNC faculty, the work of community volunteers, and the generous donations of individuals, businesses and non-profit organizations to create the Jack C. Davis Observatory. Named for the founding president of Western Nevada College, the Davis Observatory's First Light on May 15, 2003, featured a lecture by astronaut Buzz Aldrin, the second man to walk on the Moon, and visits by hundreds of well-wishers.



[Jack C. Davis Observ](#)

[Observatory Web C](#)

[Western Nevada Astronom](#)

[Observatory Weather !](#)

[Saturday Night Star F](#)



Stewart Indian School History

The Stewart Indian School is listed on the National Registrar of Historic Places





For ninety years, Stewart Indian School fulfilled a federal commitment to pursue Native American education in Nevada. Located three miles southeast of Carson City, the school grounds encompassed 240 acres. The school opened on December 17, 1890 with 37 students from local Washoe, Paiute and Shoshone tribes and three teachers.

In 1888, the Nevada Legislature passed a bill that authorized the sale of bonds to purchase land for an Indian boarding school. Once purchased, the land was conveyed to the Bureau of Indian Affairs who established the boarding school to train and educate Indian children with the ultimate goal of assimilation. The campus opened with a capacity for 100 students and included a Victorian-style wood framed dormitory and school house. As enrollment increased, new buildings included shops for training, a hospital, and a recreation room. A Virginia and Truckee Railroad stop was established by 1906 to deliver supplies and facilitate transporting students to and from the school. By 1919, 400 students attended the school. During the next 16 years, students learning stone masonry from their teachers, including Hopi stone masons, constructed over 60 native stone buildings.

Student curriculum included classes in reading, writing, and arithmetic but focused on vocational training in various trades, agriculture, and the service industry. Classes offered for boys included ranching and farming, mechanics, woodworking, painting, and carpentry, while girls attended classes in baking, cooking, sewing, laundry, and practical nursing. Much of the school's basic needs were supplied by students' products or fulfilled by their newly acquired skills. Vocational training remained the school's principal focus until a shift to academics occurred in the late 1960's. The school closed in 1980 due to federal budget cuts and earthquake safety issues with the masonry buildings.

The State of Nevada acquired the campus through several transactions during the 1990's and is now used by the State for classes, training, and agency offices, including the Nevada Indian Commission located in the former Superintendent's home. The Washoe Tribe of Nevada and California established the Stewart Community on much of the former school's land where they also occupy some of the buildings.

Today, the Stewart Indian School is listed on the National Registrar of Historic Places and the Stewart Indian Cultural Center is to be established in the former Administration Building. Memorabilia from the former Stewart Indian School is currently displayed at the Nevada State Museum's Under One Sky exhibit.



Community Development Department

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180 – Hearing Impaired: 711

Date: October 30, 2017

To: Redevelopment Authority Citizens Committee
Meeting of November 6, 2017

From: Lee Plemel, Community Development Director

Subject: Action to make a recommendation to the Redevelopment Authority regarding the expenditure of \$100,000 from the FY 2018 Redevelopment Revolving Fund for the Downtown Curry Streetscape Project, for a total of \$350,000 from the FY 2018 Redevelopment Revolving Fund for the Project; and to provide direction to staff regarding the five-year Redevelopment Revolving Fund Allocation Plan.

RECOMMENDED MOTION: I move to recommend to the Redevelopment Authority approval of the expenditure of \$100,000 from the FY 2018 Redevelopment Revolving Fund for the Downtown Curry Streetscape Project, for a total of \$350,000 from the FY 2018 Redevelopment Revolving Fund for the Project, as an expense incidental to the carrying out of the Redevelopment Plan that has been adopted by the Carson City Board of Supervisors, and based upon the findings that there is a causal connection between this redevelopment effort and the need for the expenses, the expenses are needed to ensure the success of the redevelopment plan and that the amount of the expenses to be given are minor in comparison to the money required for the overall redevelopment plan.

[Additionally, the RACC should have discussion and may identify potential projects or programs for funding in future budget years, based on available funding. Any projects or programs identified will be included for the RACC's consideration and recommendations to the Redevelopment Authority during the RACC meeting on February 5, 2018.]

DISCUSSION:

The Redevelopment Authority Citizens Committee (RACC) annually makes recommendations to the Redevelopment Authority. The Redevelopment Authority approved the attached Redevelopment Allocation Plan on March 16, 2017.

The purpose of this item is to:

1. Make a recommendation regarding the augmentation of the FY 2018 Redevelopment budget for the Downtown Curry Streetscape Project; and
2. Identify potential projects and programs for funding in the FY 2019 budget and subsequent years.

On June 1, 2017, the Board of Supervisors adopted Resolution 2017-R-19 authorizing the expenditure of \$250,000 in FY 2018 for the Downtown Curry Streetscape Project (side streets).

Allocations of \$200,000 and \$100,000, respectively, were allocated to the Project for the subsequent two years, for a total of \$550,000 from Redevelopment.

On October 19, 2017, the Board of Supervisors approved funding to complete the Downtown Curry Streetscape Project, including all the side streets, as one project in 2018 rather than spreading the completion of the side streets out over two to three years. To accomplish this, an additional \$100,000 in Redevelopment budget savings is proposed to be allocated to the project in FY 2018 (the proposed RACC action), and an additional \$100,000 is proposed to be allocated from the other Downtown Side Street Improvement fund in FY 2019 so the project can be completed and paid for by the end of summer/fall 2018 (FY 2019). The Downtown Side Street Improvement Fund will be augmented by an additional \$100,000 in FY 2020 to compensate for the reduction in funding in FY 2019. (See modifications in highlighted cells in the attached Redevelopment Allocation Plan.)

Staff will also take comments and direction from RACC regarding other projects and programs within the five-year Redevelopment Allocation Plan and prepare information for the RACC meeting on February 6, 2017, at which time the RACC will make formal recommendations regarding priorities and funding for the allocation plan to implement the priority Redevelopment activities.

After including costs savings and additional revenues from FY 2017 (and adjusting downtown streetscape funding as noted above), there is approximately \$98,788 of undesignated funds available in FY 2018 for allocation in this Fiscal Year or to roll forward to future years' projects and programs. The five-year Redevelopment Allocation Plan with updated projections is attached.

FY 2017 Status Report

Following is a status report on the activities in the attached Redevelopment Revolving Fund Allocation Plan that were approved for last year (FY 2017).

Special Event equipment/infrastructure: \$20,000.

The approved outdoor projector and associated equipment were purchased (\$9,949) and are available for use through the Carson City Library, who is managing the rental of the equipment. The remaining \$10,000 was allocated towards the purchase of tables and chairs for the Community Center events, and the purchase of these items is still pending.

Special Event street closures: \$25,000.

Public Works provides the street closure services for all downtown special events. The funds have been used to offset that cost.

Façade Improvement Program: \$200,000.

The attached spreadsheet shows the current status of projects funded last year as well as the project funded this year. There are two projects still under construction from last year and pending reimbursement, and one project under construction under this years' funding. The unused portion of the FY 2017 funds has been rolled forward into the FY 2018 Undesignated account for reallocation to other projects or programs.

Reimagine Space Art Program: \$10,000.

Funding for the Reimagine Space art program was allocated to the Carson City Culture and Tourism Authority (formerly the Visitors Bureau) late during last year. Those funds have been

rolled forward to this year. The Culture and Tourism Authority has indicated that they plan to implement the project and use the funds within the current Fiscal Year.

Historic Blue Line Rehabilitation: \$26,000.

This project has been delayed, at the direction of the Board of Supervisors, to evaluate long-term solutions for identifying the historic Blue Line tour. A committee has been formed that includes the Transportation Division and the Visitors Bureau. The long-term solution is planned to involve the replacement of the painted blue line with permanent markers in the sidewalks. The Redevelopment funds will be use for this with the additional funds coming through the Visitors Bureau.

FY 2018 Status Report

Following is a status report on the activities in the attached Redevelopment Revolving Fund Allocation Plan that were approved for this year (FY 2018).

Downtown Project East/West side streets and alley: \$350,000 (+ \$200K FY19).

The Downtown Curry Streetscape Project is scheduled to start in 2018 and will include the side streets and Telegraph alley with the approved Redevelopment funding.

Special Event equipment/infrastructure: \$5,000.

The annual funding of \$5,000 is planned to address special event needs as they arise. There is no anticipated use for these funds at this time.

Façade Improvement Program: \$100,000.

A total of \$25,000 has been allocated for one project this year, leaving \$75,000 available. See the attached spreadsheet for more detail.

Special Event funding: \$30,000.

A total of \$19,500 of the available \$30,000 has been allocated to Special Events, leaving \$20,500 available in the current Fiscal Year for events that may request assistance. A total of \$25,000 was allocated to the Arts and Cultural Commission for allocation to events, as well.

Utility Assistance Program: \$20,000.

This activity would include participation in the cost of extending or relocating off-site utilities for new development or redevelopment of a property. There are no known projects currently that would utilize such a program, but requests have been made in the past for such assistance and the money has been reserved for the activity. A utilities assistance program could help offset the cost of development where existing conditions with utilities are not conducive to developing a property. Policies and procedures need to be developed to implement such a program, but the existing Redevelopment Authority Policies and Procedures provide a good framework in which to review and approve any applications that may come in.

Downtown Entry Signs: \$30,000.

The RACC recommended the allocation of funds for downtown entry signs. With Public Works currently focused on the Downtown Curry Street project and South Carson Street project, it is likely that this project will be delayed until those projects are completed. It may be particularly appropriate to wait until the design of the portion of Carson Street south of Fifth Street is underway to help identify an appropriate location and design of the entryway signage.

Part-time Code Compliance Officer.

While this is no longer a line item on the Allocation Plan, the RACC and Redevelopment Authority authorized the allocation of funds last year to pay for a part-time Code Compliance Officer to improve code enforcement within the Redevelopment District. A part-time officer has been hired, and Redevelopment funds have been shifted to the Administrative Account to pay for the additional staff. The part-time officer is focusing primarily on parking enforcement and other downtown code compliance issue. This staffing addition also helps free up the two other compliance officers to deal with code compliance issues within the Redevelopment District.

Conclusion:

The RACC should have discussion and provide direction to staff regarding projects and programs that the Redevelopment Authority might want to consider for the remainder of FY 2018 and for the FY 2019 or future budgets. Redevelopment staff will return to RACC on February 5, 2018, with any necessary additional information for RACC to make formal recommendations to the Redevelopment Authority. The RACC and Redevelopment Authority will review the expenditure plan each year and may revise annual budgets and projected expenses based on updated priorities.

Contact Lee Plemel at lplemel@carson.org or 283-7075 if you have any questions regarding this item.

Attachments:

1. Redevelopment Revolving Fund Allocation Plan
2. Façade Improvement Program funding spreadsheet

FY 2018 Redevelopment Allocation Plan

Objective/Project/Program	Last Year	(Current) FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	5-year Total
E/W Downtown street/alley improvements		\$ 350,000	\$ 200,000	\$ -			\$ 550,000
Special Event equipment/ infrastructure	\$ 20,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 25,000
Special event support, street closures	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000
Façade Improvement Program	\$ 200,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000
Special Event funding (RACC)	\$ 60,000	\$ 30,000	\$ 25,000	\$ 20,000	\$ 15,000	\$ 10,000	\$ 100,000
Arts & Culture Commission/Events		\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000
Utility extension assistance		\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 100,000
Assist with William Street corridor project				\$ 85,000	\$ 300,000		\$ 385,000
East Spear Street/Children's Museum Improvements, Other Street Improvements			\$ -	\$ 200,000	\$ 100,000	\$ 100,000	\$ 400,000
South Carson Street beautification			\$ 200,000				\$ 200,000
Downtown Entry Signs		\$ 30,000					\$ 30,000
Reimagined Space Public Art Program	\$ 10,000						
Blue Line rehabilitation	\$ 26,000						
Roll Forward:							
Total Expenditures:	\$ (341,000)	\$ (585,000)	\$ (600,000)	\$ (480,000)	\$ (590,000)	\$ (285,000)	\$ 2,540,000
Undesignated:	\$ -	\$ 98,788	\$ -	\$ 330,059	\$ 352,697	\$ 983,986	\$ 1,765,530
Ending Fund Balance:			\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	

FAÇADE IMPROVEMENT PROGRAM FUNDING FY 2017

Business/Owner Name	Property Address	Amount Requested	Project Cost	Amount Approved	Spent + Pending	Due Date	Spent
Curry Musser Proctor & Green LLC	112 N. Curry Street	\$16,250	\$32,500	\$16,250	\$14,100	Complete	14,100
Shaheen Beauchamp Builders LLC	318 N. Carson Street	\$18,218	\$36,436	\$18,218	\$13,355	Complete	13,355
Lopiccolo Trust	224 S. Carson Street	\$25,000	\$67,607	\$25,000	\$25,000	Complete	25,000
Lopiccolo Investment, LLC	310 S. Carson Street	\$25,000	\$71,254	\$25,000	\$25,000	Complete	25,000
Carson Jewelry & Loan	308/310 N. Carson Street	\$14,135	\$28,281	\$13,597	\$3,437	Complete	3,437
David & Robin Shriver	210 S. Carson Street	\$9,360	\$18,720	\$9,360	\$9,360	7/6/17	*
Garibaldi's Restaurant	307 N. Carson Street	\$21,076	\$42,153	\$21,076	\$0	7/6/17	Expired
Kitzmeyer LLC	206-210 N. Carson Street	\$23,500	\$47,000	\$23,500	\$23,500	8/1/17	*
Former Horseshoe Club	402 N. Carson Street	\$25,000	\$96,176	\$25,000	\$25,000	Complete	25,000
Former Horseshoe Club	408 N. Carson Street	\$19,429	\$38,858	\$19,429	\$19,425	Complete	17,329
	Total:	\$196,968	\$478,985	\$196,430	\$158,177		123,221
	Available:			\$200,000	\$200,000		200,000
	Remaining:				\$41,823		76,779

Updated October 20, 2017

* Building permits obtained and improvements initiated.

FAÇADE IMPROVEMENT PROGRAM FUNDING FY 2018

Business/Owner Name	Property Address	Amount Requested	Project Cost	Amount Approved	Spent + Pending	Due Date	Spent
Douglass Development LLC	410 N. Carson Street	\$25,000	\$66,116	\$25,000	\$25,000	2/7/18	*
	Total:	\$25,000	\$66,116	\$25,000	\$25,000		0
	Available:			\$100,000	\$100,000		100,000
	Remaining:				\$75,000		100,000

Updated October 20, 2017

* Building permits obtained and improvements initiated.

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