

**MINUTES**  
**Regular Meeting**  
**Carson City Redevelopment Authority Citizens Committee**  
**Monday, May 5, 2014 ● 5:30 PM**  
**Community Center Sierra Room**  
**851 East William Street**  
**Carson City, Nevada**

**Board Members:**

<b>Chair – Lorraine Bagwell</b>	<b>Member – Garrett Lepire</b>
<b>Member – Brad Bonkowski</b>	<b>Member – Ronni Hannaman</b>
<b>Member – Jean Perpich</b>	<b>Member – Lacy Sheck</b>
<b>Member – Kristoffer Wickstead</b>	

**Staff:**

Lee Plemel, Community Development Director  
Joseph Ward, Senior Deputy District Attorney  
Cheryl Eggert, Recording Secretary  
Minutes by: Tamar Warren/Deputy Clerk & Recording Secretary

**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.

The televised Carson City Redevelopment Authority Citizens Committee meetings are available on AccessCarsoncity.org, [http://www.breweryarts.org/?page\\_id=2647](http://www.breweryarts.org/?page_id=2647). The minutes reflect the recording time stamps.

- 1. CALL TO ORDER (6:25)**
- 2. ROLL CALL AND DETERMINATION OF QUORUM (6:29) – A quorum was present.**

Attendee Name	Status	Arrived
Lorraine Bagwell	Present	
Brad Bonkowski	Present	
Ronni Hannaman	Present	
Garrett Lepire	Present	
Jean Perpich	Present	
Lacy Sheck	Absent	
Kristoffer Wickstead	Present	5:46 p.m.

- 3. PUBLIC COMMENTS (6:54) – None.**

(7:14) – At Chairperson Bagwell's request, Member Lepire, business operator/property owner, Redevelopment Area 1, introduced himself.

- 4. FOR POSSIBLE ACTION ON APPROVAL OF MINUTES FROM April 7, 2014.**

(7:38) – Member Hannaman commented on the new minutes' format, calling them succinct.

(7:40) – **MOTION: I move to approve the minutes of the Monday, April 7, 2014 meeting as presented.**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Bonkowski
<b>SECONDER:</b>	Hannaman
<b>AYES:</b>	Bagwell, Bonkowski, Hannaman, Lepire, Perpich
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Sheck, Wickstead

## 5. AGENDA ITEMS

### 5.1 FOR POSSIBLE ACTION: PRESENTATION AND DISCUSSION ONLY REGARDING THE FISCAL YEAR 2014-15 REDEVELOPMENT BUDGET.

(8:10) – Nick Providenti, Finance Department Director, delivered the five-year Redevelopment budget projections and the Redevelopment budget presented to the Board of Supervisors (BOS) the previous week. Both presentations are incorporated into the record.

(14:58) – Member Lepire received confirmation that the infrastructure projects were not designated at this point.

(15:35) – Mr. Plemel noted that strategic discussions would take place in the upcoming months since a new City Manager had been hired.

(16:29) – Chairperson Bagwell was informed that 50 percent of the BRIC expenditures were incorporated in the Redevelopment budget. Mr. Plemel also explained that the Marketing expenses were “primarily for the farmer’s market, and a little bit for the Christmas tree lighting”.

(17:29) – Member Hannaman was informed that the general fund reimbursements were for the City staff’s time spent on redevelopment. Mr. Plemel also explained that the Business Resource Innovation Center (BRIC) had originally been funded through a library grant, but this was the first year that it would be funded out of Redevelopment.

### 5.2 FOR POSSIBLE ACTION: TO MAKE A RECOMMENDATION TO THE REDEVELOPMENT AUTHORITY REGARDING THE EXPENDITURE OF \$14,603 FROM THE REDEVELOPMENT FUND TO PAY FOR THE PART-TIME EMPLOYEE POSITION THAT COVERS THE FRONT DESK AT THE BRIC (BUSINESS RESOURCE AND INNOVATION CENTER) FOR 25 HOURS PER WEEK.

(19:42) – Mr. Plemel gave background presented the agenda materials which are incorporated into the record.

(22:30) – Member Bonkowski explained that the BOS had approved the position but was not certain where the funding resided.

(23:18) – Member Hannaman expressed concern regarding the BRIC being “under Redevelopment”, adding that the part-time employee’s salary would reduce any Redevelopment project funding.

(23:58) – Member Lepire inquired about other work done by an employee who is paid out of Redevelopment funds, and believed that was the “big question” to address.

(24:47) – Member Bonkowski suggested working toward a temporary solution until the strategic planning discussions take place with the new City Manager. Mr. Providenti noted that the initial BOS recommendation was to fund the position from the General Fund.

**PUBLIC COMMENT:** (26:10) – None.

**(26:19) – MOTION: I move not to recommend that the Redevelopment Authority fund the part-time BRIC front desk position for Fiscal Year 2014-2015 from the Redevelopment Fund.**

<b>RESULT:</b>	<b>APPROVED (6-0-0)</b>
<b>MOVER:</b>	Hannaman
<b>SECONDER:</b>	Lepire
<b>AYES:</b>	Bagwell, Bonkowski, Hannaman, Lepire, Perpich, Wickstead
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Sheck

**5.3 FOR POSSIBLE ACTION: TO MAKE A RECOMMENDATION TO THE REDEVELOPMENT AUTHORITY REGARDING THE EXPENDITURE OF \$20,000 FROM THE REDEVELOPMENT REVOLVING FUND TO MATCH A RECENTLY ACQUIRED NEVADA COMMISSION ON TOURISM GRANT TO COMPLETE PHASE ONE OF THE FAIRGROUND/FUJI PARK COMPLEX DIRECTIONAL/EVENT BANNER SIGN.**

(27:23) – Mr. Plemel gave background, and introduced the item.

(26:48) – Vern Krahn, Carson City Park Planner, presented the agenda materials which are incorporated into the record.

**PUBLIC COMMENT** – None.

(37:35) – Member Hannaman received confirmation that this agenda item would be discussed in the next Parks and Recreation Commission meeting.

(38:31) – Member Bonkowski was informed that event promoters would be able to purchase two banners for the event.

(40:10) – Member Lepire received clarification that the sign would not be ready for the NV150 Fair.

(40:53) – Ms. Works explained that some directional signage will be used for the Fair; however, the location was not favorable to many signs. Member Hannaman suggested looking into temporary messages under the “Welcome to Carson City” signs.

(42:14) – Member Wickstead received confirmation that additional phases could be built upon the phase one of the proposed sign.

(46:08) – Member Lepire suggested utilizing the Bodine’s and Fandango casino signage, or making the existing Fuji Park sign larger. Ms. Works noted that NDOT right-of-ways could not be used for Fair signage.

(45:47) – **MOTION: I move to recommend to the Redevelopment Authority approval of the expenditure of \$20,000 from the Redevelopment Revolving Fund to match a Nevada Commission on Tourism grant to complete phase one of the Fairground/Fuji Park Sign.**

**Member Bonkowski suggested an amendment to make the approval contingent upon the approval of Question 18 funds. Both mover and seconder agreed to the amendment.**

<b>RESULT:</b>	<b>APPROVED (6-0-0)</b>
<b>MOVER:</b>	Wickstead
<b>SECONDER:</b>	Hannaman
<b>AYES:</b>	Bagwell, Block, Bonkowski, Hannaman, Perpich, Wickstead
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Sheck

**5.4 FOR POSSIBLE ACTION: TO PRIORITIZE AND RECOMMEND TO THE BOARD OF SUPERVISORS THE APPROVAL OF THE EXPENDITURE OF \$65,000 FOR SPECIAL EVENT FUNDING FROM THE REDEVELOPMENT REVOLVING FUND FOR FISCAL YEAR 2014-15.**

(46:54) – Mr. Plemel gave background and presented the agenda materials. Incorporated into the record are the Special Event Applications by the applicants.

(51:34) – Member Bonkowski suggested addressing item 13, the Nevada Sesquicentennial Fair, separately, because it was a one-time event, and not include it in the \$65,000 allocation.

(53:20) – Member Hannaman received clarification that not all events would take place in the Redevelopment Districts. Mr. Plemel explained that State Law indicated that events should benefit Redevelopment, but not necessarily take place in the Redevelopment Districts.

The following applicants presented their requests, which are incorporated into the record.

(2:00:49) – Pinkerton Ballet Theatre, Molly Walt: \$2,500. (Nutcracker)

(55:26) – Sierra Nevada Ballet, Rosine Bena: \$2,500. (Peanutcracker)

(58:06) – Sierra Nevada Ballet, Rosine Bena: \$10,000. (Duke’s Place)

(1:03:16) – Mile High Jazz Band Association, Elinor Bugli: \$8,000. (Jazz and Beyond)

(1:13:03) – Capital City Arts Initiative, Sharon Rosse: \$6,000. (CCAI 2014-15 Season)

(1:17:25) – Silver Dollar Car Classic, Gene Green: \$2,500. (Silver Dollar Car Classic)

(1:26:58) – Lone Mountain Cemetery Tour, Joy Evans: \$6,100. (Lone Mountain Cemetery Tour)

- (1:34:37) – Nevada Rural Counties RSVP Program, Susan Haas: \$10,000. (Spring Fair 2015)
- (1:37:25) – Nevada Rural Counties RSVP Program, Susan Haas: \$10,000. (Fourth of July Celebration)
- (2:03:10) – Nevada Rural Counties RSVP Program, Susan Haas: \$10,000. (Nevada Days Celebration)
- (1:43:23) – Advocates to End Domestic Violence, Lisa Lee: \$6,500. (Taste of Downtown)
- (1:52:36) – Carson City Senior Citizens Center, Warren Bottino: \$4,150. (MOW Classic Car Show and Concert in the Park)
- (3:03:40) – Nevada Sesquicentennial Fair, Susan Taylor: \$10,000. (Nevada Sesquicentennial Fair)
- (2:06:58) – Ventana Sierra, No Representative was present: \$5,000. (Great Carson City Book Festival 2015)
- (2:07:19) – NVision Live Events, Dana Lee Freund: \$28,000. (NVision Live Events)

### PUBLIC COMMENTS

(2:32:38) – Joel Dunn, Executive Director of Carson City Convention and Visitors Bureau (CCCVB), noted that due to budget cuts, the CCCVB would be unable to fund many events, but pledged marketing and social media support for events that create “heads in beds”. He also explained the benefits to Carson City when events occur.

(2:41:20) – The Committee began deliberating. The agreed-upon recommended allocations are exhibited on the last page. The general consensus was to support the events that benefited the Redevelopment Areas. It was also agreed not to fund requests of applicant who were not present. Discussion ensued regarding for-profit and non-profit organization requests and competing events on the same dates.

(3:03:30) – The Committee invited Susan Taylor, Fair Manager, and Marena Works, Deputy City Manager, to present the application for the Nevada Sesquicentennial Fair. Ms. Works outlined the sponsorships they had received to date.

**(3:16:55) – MOTION: I move to recommend to the Redevelopment Authority approval of the expenditure of \$65,000 from the Fiscal Year 2014-2015 Revolving Fund to support the special event requests, distributed to the applicants as identified in Alternative Five [as approved by RACC, 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 expense to be given are minor in comparison to the money required for the overall Redevelopment Plan.]**

<b>RESULT:</b>	<b>APPROVED (6-0-0)</b>
<b>MOVER:</b>	Perpich
<b>SECONDER:</b>	Hannaman
<b>AYES:</b>	Bagwell, Bonkowski, Hannaman, Lepire, Perpich, Wickstead
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Sheck

(3:17:34) – Mr. Plemel received confirmation that the recommendation was to fund the Nevada Sesquicentennial Fair for \$10,000.

**PUBLIC COMMENTS** – None

**6. STAFF REPORTS (NON-ACTION ITEMS):**

**a. STAFF REPORTS AND UPDATE ON MATTERS RELATING TO THE RACC.**

(3:17:52) – Mr. Plemel noted that the newly-adopted bylaws by the Redevelopment Authority and the updated membership list had been included in the members' packets. He also noted that the items discussed in this meeting would be addressed in the May 15, 2014 Board of Supervisors meeting for approval. He also noted that the sales tax discussion would take place during the same meeting.

**b. FUTURE AGENDA ITEMS.**

(3:19:43) – Mr. Plemel noted that the June meeting would be cancelled.

(3:23:01) – Chairperson Bagwell suggested adding the selection of a Vice Chair to the next meeting's agenda.

**c. RACC MEMBER REPORTS AND COMMENTS.**

(3:19:28) – Member Hannaman requested "better guidelines" for the allocation process and application scoring.

(3:23:30) – Member Lepire inquired about the one-eighth-cent tax increase impact on and the role of RACC.

**7. PUBLIC COMMENTS** (3:24:16) – Elinor Bugli, Mile High Jazz Band Association, commended the Committee "for going through this exercise" and thanked them for their hard work.

**8. FOR POSSIBLE ACTION: ADJOURNMENT.** (3:25:22) – Member Lepire moved to adjourn. The motion was seconded by Member Perpich. The meeting was adjourned at 8:50 p.m.

The Minutes of the May 5, 2014 Carson City Redevelopment Authority Citizens Committee meeting are so approved this 4<sup>th</sup> day of August, 2014.

---

LORRAINE BAGWELL, Chair

Organization	Event	Event Date(s)	Requested 2014-15 (\$)	Approved last year 2013-14 (\$)	Alt. 1	Alt. 2	Alt. 3	Alt. 4	Alt. 5 RACC Recom.
Pinkerton Ballet Theater	Nutcracker Ballet	Nov. 21-22-23, 2014	2,500	2,000	2,000	2,000	2,000	2,000	2,500
Sierra Nevada Ballet	Peanutcracker Ballet	Dec. 5-6, 2014	2,500	2,000	2,000	2,000	2,000	2,000	2,500
Sierra Nevada Ballet	Duke's Place	Oct. 24, 2014	10,000	0	9,000	5,000	9,000	9,000	9,000
Mile High Jazz Band Assoc.	Jazz & Beyond Music Festival	Aug. 1-17, 2014	8,000	6,000	6,000	6,000	6,000	8,000	8,000
Capital City Arts Initiative	CCAI Season	July 1, 2014 - June 3	6,000	5,000	6,000	6,000	6,000	6,000	6,000
Silver Dollar Car Classic	Silver Dollar Car Classic	July 24-27, 2014	2,500	5,000	2,500	2,500	2,500	2,500	2,500
Joy Evans	Lone Mountain Cemetery Tour	Oct. 30-31, 2014	6,100	0	0	0	0	0	0
RSVP Program	Spring Fun Fair *	May 7-10, 2015	10,000	8,333	5,000	5,000	5,000	5,000	5,000
RSVP Program	4th of July Celebration *	July 3-6, 2014	10,000	8,333	5,000	9,000	6,000	6,000	8,000
RSVP Program	Nevada Day Celebration *	2014	10,000	8,334	5,000	5,000	5,000	5,000	5,000
Advo. to End Dom. Violence	Taste of Downtown	Jun. 20, 2015	6,500	6,500	6,500	6,500	6,500	6,500	6,500
Carson City Senior Center	Classic Car Show & Concert	Aug. 30, 2014	4,150	2,000	0	0	0	0	0
City of Carson City	Nevada Sesquicentennial Fair	July 30-Aug. 3, 2014	10,000	0	10,000	10,000	10,000	10,000	10,000
Ventana Sierra	Great Carson Book Festival	June 5-7, 2015	5,000	0	0	0	0	0	0
Nvision Live Events	Nvision Live Events Series	July-October, 2014	28,000	0	6,000	6,000	5,000	5,000	0
Carson City Ghost Walk	Carson City Ghost Walk	Once Monthly, May-4	0	5,000					
WNC Musical Theatre Co.	Les Miserables	Nov. 9-11, 2013	0	6,500					
<b>Totals:</b>			<b>121,250</b>	<b>65,000</b>	<b>65,000</b>	<b>65,000</b>	<b>65,000</b>	<b>67,000</b>	<b>65,000</b>
<b>2014-15 Budgeted Amount:</b>			<b>65,000</b>		<b>65,000</b>	<b>65,000</b>	<b>65,000</b>	<b>65,000</b>	<b>65,000</b>
<b>Remainder/Deficit:</b>			<b>-56,250</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>-2,000</b>	<b>0</b>

RACC considered several funding alternative and approved "Alternative 5" by a vote of 6-0.