

MINUTES
Regular Meeting
Carson City Redevelopment Authority Citizens Committee
Monday, August 4, 2014 ● 5:30 PM
Community Center Sierra Room
851 East William Street
Carson City, Nevada

Board Members:

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

Staff:

Lee Plemel, Community Development Director
Randy Munn, Chief Deputy District Attorney
Michael Salogga, Business Development Manager
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 (RACC) meetings are available on AccessCarsoncity.org, http://www.breweryarts.org/?page_id=2647.

- 1. CALL TO ORDER (5:30:21)**
- 2. ROLL CALL AND DETERMINATION OF QUORUM (5:30:26) – 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	Present	
Kristoffer Wickstead	Present	

3. PUBLIC COMMENTS

(5:31:02) – Chris Bayer, Board President of the Brewery Arts Center (BAC) and John Shelton, Executive Director of the BAC, discussed upcoming developments at the BAC. Mr. Bayer distributed a handout, incorporated into the record, and presented its contents to the Committee. Mr. Bayer introduced several of the BAC's major projects such as the connection of the two buildings and the construction of a performance park, a media center, and a performance hall. He also introduced two new endeavors: Carson TV News (carsontv.org), and Nevada Capital Radio. Mr. Shelton emphasized the importance of the street closure and the connection of the campus buildings, adding that private and City funding was very important to accomplish these goals.

(5:37:44) – Member Lepire inquired about the amphitheater at the performance park and was informed that an informal grass stage was being considered.

(5:40:06) – Member Hannaman suggested receiving input from neighbors regarding noise levels.

4. FOR POSSIBLE ACTION ON APPROVAL OF MINUTES FROM May 5, 2014.

(5:42:30) – **MOTION: I move to approve the minutes of the May 5, 2014 meeting as presented.**

RESULT:	APPROVED (7-0-0)
MOVER:	Hannaman
SECONDER:	Perpich
AYES:	Bagwell, Bonkowski, Hannaman, Lepire, Perpich, Sheck, Wickstead
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

5. AGENDA ITEMS

5.1 FOR POSSIBLE ACTION: TO ELECT A VICE-CHAIRPERSON FOR THE TERM EXPIRING IN JANUARY.

(5:42:56) – **MOTION: I move to nominate Ronnie Hannaman for Vice Chair for the remainder of the term, through December 31, 2014.**

RESULT:	APPROVED (7-0-0)
MOVER:	Bonkowski
SECONDER:	Wickstead
AYES:	Bagwell, Bonkowski, Hannaman, Lepire, Perpich, Sheck, Wickstead
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

5.2 FOR POSSIBLE ACTION: TO PROVIDE RECOMMENDATIONS TO THE REDEVELOPMENT AUTHORITY REGARDING LONG-TERM POLICIES FOR THE USE OF UNDESIGNATED INFRASTRUCTURE FUNDS AND OTHER UNCOMMITTED REDEVELOPMENT FUNDS.

(5:44:23) – Mr. Plemel introduced Michael Salogga, Business Development Manager, and presented the agenda materials which are incorporated into the record. He also noted that recommendations from the Committee would be forwarded to the Board of Supervisors (BOS), for their strategic planning meeting in October. Mr. Plemel reviewed the City's plans for the Redevelopment Districts, incorporated into the agenda materials.

(5:47:58) – Chairperson Bagwell clarified that this exercise was “to plan for the best use of the City's dollars”, and to come up with recommendations on how to fit Redevelopment in the Master Plan.

(5:49:44) – Vice Chairperson Hannaman inquired about the section relating to the “re-use of vacant retail buildings” and suggested adding the vacant former Toyota car dealership to that list.

(5:53:55) – Discussion ensued regarding possible infrastructure support for certain properties.

(5:57:20) – Member Lepire suggested focusing on “one or two items, and doing them well”. Vice Chairperson Hannaman nominated Third Street as an option, and Member Lepire suggested the Ormsby House as another option.

(6:00:40) – Member Bonkowski cautioned against entering into private property rights issues. He believed that the role of Redevelopment was to support infrastructure and “common themes”.

(6:04:01) – Member Lepire encouraged supporting events.

(6:05:02) – Member Perpich wished to hear from community leaders on what could create the most economic impact in Redevelopment areas. Discussion ensued regarding bonds, covenants, and previous obligations.

(6:08:07) – Mr. Salogga cautioned against duplication of effort. Vice Chairperson Hannaman wished to encourage public-private partnerships to be able to extend funds for permanent infrastructure, and Member Lepire reiterated his position to focus on a handful of projects. Discussion ensued regarding infrastructure and Chairperson Bagwell suggested the concept of a wireless City. Vice Chairperson Hannaman suggested funding infrastructure on Third Street to make it a “gathering place”. She also encouraged Mr. Salogga to work closely with the State for use of its properties as well. Member Perpich noted the importance of signage to promote events.

(6:40:20) – Mr. Plemel suggested bringing the list back for prioritization at the next meeting. Member Bonkowski suggested dovetailing the discussions to fit the BOS timeline.

PUBLIC COMMENT

(6:51:49) – Maurice White recommended spending the infrastructure dollars on rehabilitating the City’s sidewalks, calling them “pathetic”. He cited several examples, such as the corner of Nevada and Musser streets, as areas that needed improvements. Member Bonkowski noted that the sidewalk project would benefit more from CDBG grants as matching funds. Member Sheck inquired about the sidewalk expansions in downtown Carson City as part of the street narrowing initiative.

5.3 FOR POSSIBLE ACTION: DISCUSSION ONLY REGARDING THE SALES TAX CAPITAL IMPROVEMENTS PROJECT SCHEDULE INCLUDING THE RACC’S INVOLVEMENT IN THE DOWNTOWN PLANNING PROCESS.

(6:55:50) – Mr. Plemel gave background, and introduced the agenda materials which are incorporated into the record. He also noted that in the October RACC meeting, public input could be solicited regarding design concepts for the Carson Street configuration as part of the one-eight percent sales tax increase. Mr. Plemel explained the process of public feedback and its incorporation into final designs.

PUBLIC COMMENTS – None

6. NON-ACTION ITEMS:

a. **STAFF REPORTS AND UPDATE ON MATTERS RELATING TO THE RACC.** None

b. **RACC MEMBER REPORTS AND COMMENTS.**

(7:09:17) – Member Hannaman commented on the successful Nevada Sesquicentennial Fair.

c. **FUTURE AGENDA ITEMS.** – Previously discussed.

7. **PUBLIC COMMENTS** (7:09:55) – None.

8. **FOR POSSIBLE ACTION: ADJOURNMENT.** (7:10-15) – Member Bonkowski moved to adjourn. The motion was seconded by Member Perpich. The meeting was adjourned at 7:10 p.m.

The Minutes of the August, 2014 Carson City Redevelopment Authority Citizens Committee meeting are so approved this 3rd day of September, 2014.

LORRAINE BAGWELL, Chair