

**MINUTES**  
**Regular Meeting**  
**Carson City Redevelopment Authority Citizens Committee**  
**Monday, September 3, 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  
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 [http://www.breweryarts.org/?page\\_id=2647](http://www.breweryarts.org/?page_id=2647).

1. **CALL TO ORDER (5:30:29)**
2. **ROLL CALL AND DETERMINATION OF QUORUM (5:30:36) – A quorum was present.**

Attendee Name	Status	Arrived
Lorraine Bagwell	Present	
Brad Bonkowski	Present	
Ronni Hannaman	Present	
Garrett Lepire	Present	
Jean Perpich	Absent	
Lacy Sheck	Present	
Kristoffer Wickstead	Present	

3. **PUBLIC COMMENTS – None.**
4. **FOR POSSIBLE ACTION ON APPROVAL OF MINUTES FROM AUGUST 4, 2014.**  
**(5:31:35) – MOTION: I move to approve the minutes of the August 4, 2014 meeting as presented.**

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

## 5. AGENDA ITEMS

### 5.1 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.

(5:32:22) – Mr. Plemel presented the Staff Report which is incorporated into the record. He also projected a list of potential redevelopment projects and suggested RACC members discuss each objective and rank the projects, in order to reach an average ranking and a consensus.

Below are the project rankings by RACC members, with one being the highest rank and 10, the lowest.

Potential Objective	Lori	Ronni	Lacy	Garrett	Kris	Brad	Jean	Avg.
Third Street plaza	6	1	3	1	1	5		2.83
Sidewalk improvements	1	4	8	8	3	1		4.17
Street lighting	2	3	7	7	5	2		4.33
Fuji Park sign	10	2	1	5	4	10		5.33
Directional signage	3	10	6	6	6	3		5.67
Brewery Arts Center park/plaza	5	8	2	2	7	10		5.67
Special Event funding	10	10	4	4	8	4		6.67
Incentives for vacant buildings	10	5	5	3	9	10		7.00
Utility extension assistance	4	10	9	9	2	10		7.33
Economic study for vacant buildings	10	10	10	10	10	10		10.00
Others?								

(5:51:29) – Vice Chairperson Hannaman inquired about the Community Development Block Grant (CDBG) and was informed that the grant funded improvements in low-to-moderate income neighborhoods and would not overlap with Redevelopment Areas. Member Lepire noted that any Third Street Plaza improvements had to include sidewalk improvements downtown. Mr. Plemel clarified that sidewalk improvements would go beyond the one-eighth cent tax funded downtown area.

**(5:54:14) – MOTION: I move to accept the potential objectives for the Redevelopment [Authority Citizens] Committee as outlined herewith: Number one being Third Street Plaza, two being sidewalk improvements, three being street lighting, four being Fuji Park, etc.**

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

## **5.2 FOR POSSIBLE ACTION: TO PROVIDE DIRECTION TO STAFF REGARDING THE PREPARATION OF THE 2014 CHRISTMAS ORNAMENT.**

(5:54:56) – Chairperson Bagwell introduced the agenda item, gave background, and presented a proposed list of Christmas ornament designs from which to make a selection.

(5:55:51) – Vice Chairperson Hannaman explained that the McKeen Motor Car was suggested because it was the only restored car of its type in the United States, and was located in Carson City.

(5:56:11) – Member Lepire inquired about Carson City buildings “with direct ties that would match well with the [State’s] 150<sup>th</sup> Anniversary”. Discussion ensued regarding several homes in the Historic District that might qualify.

(6:00:01) – Chairperson Bagwell shared a suggestion received from a citizen who had attended the Carson City Central School (circa 1906), and proposed it for the ornament design. Member Wickstead suggested creating a web page for it. In response to a question, Chairperson Bagwell noted that the current building on 400 West King Street is not the schoolhouse, as the latter had been destroyed in a fire.

(6:02:25) – Discussion ensued and Vice Chairperson Hannaman explained that a rendering of Roberts House already existed. She also suggested the Nevada State Prison as another option.

**(6:13:18) – MOTION: I move to have Staff use 400 West King [Street] [Carson City Central School] as the building for the Christmas ornament for 2014. And additionally, on the Christmas ornament, to have a historical description of the building to be included with the ornament as well.**

(6:03:50) – Member Bonkowski clarified that the description would accompany the ornament, and will not be on it.

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

## **6. NON-ACTION ITEMS:**

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

(6:04:21) – Mr. Plemel announced that concepts were being created for the downtown improvement, with a likely presentation to the Board of Supervisors in November, to receive a decision on a general design concept for Carson Street. He also noted that a workshop would be held on September 16, 2014; however, the time and date would not be available until September 5, 2013 at which time the public could call the Planning Department or City Hall to receive the information. Mr. Plemel also noted that a notice would be published in the Nevada Appeal and the item would be agendized for the next RACC meeting.

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

(6:06:32) – Member Bonkowski announced that Tesla had chosen Nevada as their site for their battery plant. He also noted that a press conference was scheduled for 4 p.m. on Thursday, September 4, 2016 with Governor Sandoval, Mayor Crowell, and other dignitaries.

(6:07:22) – Vice Chairperson Hannaman stated that the Chamber of Commerce had partially funded the NV 150 Fair which was very successful. She did not know whether the Board of Supervisors would fund a future fair, calling it a great gift to area residents.

(6:08:06) – Member Lepire added that Tesla would bring 6,500 additional jobs to the area with an average salary of \$70,000 per year, making it the largest employer in the State.

**c. FUTURE AGENDA ITEMS.**

(6:09:25) – Report on the Board of Supervisors discussion on Redevelopment, sidewalk improvements, a tour of the State properties that could potentially be available to be utilized by Redevelopment.

**7. PUBLIC COMMENTS (6:12:44) – None.**

**8. FOR POSSIBLE ACTION: ADJOURNMENT. (6:13:02) – Member Bonkowski moved to adjourn. The motion was seconded by Vice Chairperson Hannaman. The meeting was adjourned at 6:13 p.m.**

The Minutes of the September 3, 2014 Carson City Redevelopment Authority Citizens Committee meeting are so approved this 6<sup>th</sup> day of October, 2014.

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LORRAINE BAGWELL, Chair