

DRAFT MINUTES
Regular Meeting
Carson City Redevelopment Authority Citizens Committee
Monday, October 6, 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
Randall 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 http://www.breweryarts.org/?page_id=2647.

1. CALL TO ORDER (5:30:35)

2. ROLL CALL AND DETERMINATION OF QUORUM (5:30:40) – A quorum was present.

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

3. PUBLIC COMMENTS

(5:31:30) – Doug Cramer, owner of Mom & Pops Diner, inquired about the closure of Third Street for events. Mr. Cramer noted that his business serves breakfast and lunch; therefore daytime closure would hurt his business. He also inquired about who would be paying for the events as the local store owners would not be able to do it, and suggested having Friday and Saturday night events. Mr. Plemel explained that the Committee had selected its priorities and had forwarded their recommendations to the Board of Supervisors. He invited Mr. Cramer to attend the Board of Supervisors meeting on November 6, 2014 and provide feedback on the recommendations.

4. FOR POSSIBLE ACTION ON APPROVAL OF MINUTES FROM SEPTEMBER 3, 2014.

(5:41:14) – I move to approve the minutes of the September 3, 2014 meeting.

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

5. AGENDA ITEMS

5.1 FOR POSSIBLE ACTION: TO RECOMMEND TO THE BOARD OF SUPERVISORS ACCEPTANCE OF THE CONCEPTUAL DESIGN OF THE REFRESH CARSON DOWNTOWN PLAN FOR CARSON STREET BETWEEN WILLIAM AND FIFTH STREETS TO ALLOW STAFF TO CONTINUE TO DEVELOP MORE DETAILED DESIGN ELEMENTS OF THE PLAN.

(5:41:40) – Chairperson Bagwell introduced the item and noted that “information only” testimony would be taken, “as this Committee does not have any of our resources currently being committed to this project”. She continued to read a prepared statement noting “we’re vitally interested in the redevelopment of the downtown corridor. Since we have not been involved prior to this date in the planning process for the street project, it would be inappropriate for us to be in the final decision without more guidance from the Board of Supervisors as to our present role. All comments and testimony will be forwarded to the Staff, the Transportation Board, and the Board of Supervisors.”

(5:42:20) – Mr. Plemel introduced Patrick Pittenger, Transportation Manager, gave background, and reviewed the project timeline. Mr. Pittenger presented the Downtown Carson Street project, incorporated into the record, and entertained input from the Committee.

(6:18:20) – Mr. Plemel noted that this item will be discussed in the November 6, 2014 Board of Supervisors meeting adding that the design would take place in 2015 and construction in 2016, as it was a non-legislative year. He also ensured that Carson Street would remain open during construction, and noted that the Curry Street enhancement designs were planned for 2017 and construction for 2018. Mr. Plemel encouraged written or email comments, the process of which is outlined on www.Carson.org.

(6:20:34) – Mr. Pittenger also thanked Member Sheck for her donation of the local share of a bus bench on Woodside Drive, as a memorial to a friend.

PUBLIC COMMENTS

(6:21:18) – Supervisor Jim Shirk introduced himself as a citizen of Carson City and noted that as an advisory board, the Committee should provide him with feedback. He encouraged the Committee to agendize items regarding more planning beyond the conceptual drawings.

(6:24:12) – Member Lepire explained that he expected Staff to provide project and maintenance costs. He also suggested that “Redevelopment fund should fund the Business Improvement District”, acknowledging that no

budget had been set for that yet. Vice Chairperson Hannaman disagreed, stating that Redevelopment funds should not fund 100 percent of maintenance costs. She also received confirmation that all written comments would be forwarded to the Board of Supervisors.

(6:27:57) – Mr. Plemel explained the approval process and noted that the Committee would review more project details in the future. He also stated that a “checkpoint” with the Board of Supervisors was necessary “to see if this project goes any further”. Mr. Pittenger dispelled several misconceptions such as the ability not to make right turns, or impacting the landscaping of the State properties.

(6:24:23) – Member Perpich inquired about maintenance and was informed that the expenses were paid for by Redevelopment.

(6:25:30) – Member Lepire outlined the taxes paid by the businesses in the Redevelopment District and requested clarification on the role of this Committee. Mr. Plemel noted that he intended to bring the RACC recommendations to the Board of Supervisors. Chairperson Bagwell suggested adding this to future agenda items.

6. NON-ACTION ITEMS:

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

(6:40:18) – Mr. Plemel announced that the Board of Supervisors’ strategic planning session had been postponed to next year; therefore recommendations to the Redevelopment Authority objectives will be brought to the Board of Supervisors on November 20, 2014.

b. RACC MEMBER REPORTS AND COMMENTS.

(6:42:02) – Chairperson Bagwell announced that the RACC had been selected by the Foundation for the Betterment of Carson City Parks and Recreation, in coordination with Parks and Recreation Department Staff, as “Organization of the Year”. She also noted that an engraving would be added to a monument located at the entrance of the Marv Teixeira Pavilion, with a dedication ceremony taking place on Tuesday, October 21, 2014 at 4:30 p.m. Chairperson Bagwell invited all Committee members to attend the ceremony.

(6:43:07) – Member Lepire explained that when more customers frequent a business, it is more profitable; therefore, increasing the rent of the businesses would be justifiable. He also preferred to see residential housing and additional buildings in the Downtown Area, to attract more people.

c. FUTURE AGENDA ITEMS.

(6:47:29) – Member Lepire wished to understand “where RACC fits as an advisory board”, stressing that he wanted clarification on the role of the Committee as soon as possible. He also inquired about tree replacement plans when taken out of the medians on Carson Street.

(6:49:50) – Member Perpich requested a sustainability plan during the next Downtown Project presentation.

7. PUBLIC COMMENTS (6:51:33) – None.

8. FOR POSSIBLE ACTION: ADJOURNMENT. (6:52:14) – Member Perpich moved to adjourn. The motion was seconded by Vice Chairperson Hannaman. The meeting was adjourned at 6:52 p.m.

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

LORRAINE BAGWELL, Chair