

# **CARSON CITY REDEVELOPMENT AUTHORITY**

## **Minutes of the November 20, 2014 Meeting**

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**DRAFT**

A regular meeting of the Carson City Redevelopment Authority was scheduled to take place during the Board of Supervisors meeting on Thursday, November 20, 2014 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Karen Abowd  
Vice Chairperson Brad Bonkowski  
Member Robert Crowell  
Member John McKenna  
Member Jim Shirk

**STAFF:** Nick Marano, City Manager  
Alan Glover, Clerk - Recorder  
Marena Works, Deputy City Manager  
Randal Munn, Chief Deputy District Attorney  
Kathleen King, Chief Deputy Clerk

**NOTE:** A recording of these proceedings, the Redevelopment Authority's agenda materials, and any written comments or documentation provided to the Clerk during the meeting are part of the public record. These materials are available for review, in the Clerk's Office, during regular business hours.

**17. CALL TO ORDER AND ROLL CALL (1:30:39)** - Chairperson Karen Abowd called the meeting to order at 1:30 p.m. Mr. Glover called the roll; a quorum was present.

**18. PUBLIC COMMENT (1:30:58)** - Chairperson Abowd entertained public comment; however, none was forthcoming.

### **19. COMMUNITY DEVELOPMENT DEPARTMENT, OFFICE OF BUSINESS DEVELOPMENT**

**19(A) POSSIBLE ACTION TO ACCEPT THE RECOMMENDATIONS FROM THE REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE REGARDING LONG-TERM PRIORITIES FOR THE USE OF UNDESIGNATED INFRASTRUCTURE FUNDS AND OTHER UNCOMMITTED REDEVELOPMENT FUNDS (1:31:18)** - Chairperson Abowd introduced this item, and Community Development Director Lee Plemel reviewed the agenda materials in conjunction with displayed slides. Finance Department Director Nick Providenti and Mr. Plemel responded to questions regarding figures reflected in the FY 2015 - FY 2019 Projection included in the agenda materials.

Chairperson Abowd entertained additional Redevelopment Authority member questions or comments and, when none were forthcoming, public comment. When no public comment was forthcoming, Chairperson Abowd entertained Redevelopment Authority member discussion. Following a brief discussion, Chairperson Abowd entertained a motion. **Member Crowell moved to accept the recommended project priority #1 from the Redevelopment Authority Citizens Committee, and to hold in abeyance the priorities for the remaining Redevelopment Authority Citizens Committee recommendations for a later date when we will take them up in more detail. Vice Chairperson Bonkowski seconded the motion.** Chairperson Abowd entertained discussion on the motion and, when none was forthcoming, called for a vote.

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<b>RESULT:</b>	<b>Approved [5 - 0]</b>
<b>MOVER:</b>	<b>Member Robert Crowell</b>
<b>SECOND:</b>	<b>Vice Chairperson Brad Bonkowski</b>
<b>AYES:</b>	<b>Member Crowell, Vice Chair Bonkowski, Members McKenna, Shirk, Chair Abowd</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSENT:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>

**19(B) POSSIBLE ACTION TO APPROVE AND MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS TO AUTHORIZE THE EXPENDITURE OF \$271,942 FROM THE FISCAL YEAR 2014 - 15 REDEVELOPMENT REVOLVING FUND, AND TO AUTHORIZE THE EXPENDITURE OF \$218,058 FROM THE FISCAL YEAR 2015 - 16 REDEVELOPMENT REVOLVING FUND, SUBJECT TO APPROVAL OF THE 2015 - 16 REDEVELOPMENT BUDGET BY THE BOARD OF SUPERVISORS, FOR A TOTAL OF \$490,000, TO DESIGN AND CONSTRUCT A PEDESTRIAN AND EVENTS PLAZA ON THIRD STREET BETWEEN CARSON STREET AND CURRY STREET, AND DIRECT STAFF TO PRESENT CONCEPTUAL AND FINAL DESIGNS TO THE REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE FOR REVIEW AND RECOMMENDATIONS (1:56:38)** - Chairperson Abowd introduced this item. Community Development Director Lee Plemel reviewed the agenda materials in conjunction with displayed slides, and responded to questions of clarification. (2:10:34) Senior Park Planner Vern Krahn reviewed the conceptual design which was displayed in the meeting room and included in the agenda materials. Mr. Krahn, Mr. Marano, and Mr. Plemel responded to various questions of clarification. In response to a comment, Mr. Plemel advised that the proposed design has been reviewed and approved by Fire Department and Sheriff's Department staff. Vice Chairperson Bonkowski discussed the importance of working out liability insurance responsibility prior to final approval. Member McKenna expressed support for naming the plaza after Bob McFadden.

Chairperson Abowd entertained additional Redevelopment Authority member questions or comments and, when none were forthcoming, public comments. (2:40:59) Rob McFadden expressed support for the proposed plaza, and provided background information on his father's, Bob McFadden's, real estate investments in the downtown area. Chairperson Abowd thanked Mr. McFadden for his family's generosity.

(2:42:12) Jenny Lopiccolo and Mark Lopiccolo introduced themselves for the record, and provided background information on their involvement in the proposed project. Mrs. Lopiccolo acknowledged the "long, complicated process," but requested the Board's approval of the concept and the funding sources. She expressed the opinion that the proposed project, in conjunction with the Carson Street improvements, represents "a commitment to this City and to its citizens." She advised of having conducted all the research on the proposed water feature, and reviewed details of the same. Chairperson Abowd thanked Mr. and Mrs. Lopiccolo for offering the opportunity.

Chairperson Abowd entertained additional public comment; however, none was forthcoming. Mr. Marano responded to questions regarding next steps for the proposed project. Public Works Department Director Darren Schulz responded to questions regarding the design and construction time tables. In response to a further question, extensive discussion took place regarding the funding mechanism and the timing for allocation of the funds. Member McKenna suggested including "City-provided, high speed wi-fi" as part

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of the project. Member Crowell commended staff on the proposed design, and expressed appreciation for the generosity of the McFadden and Lopiccolo families.

Chairperson Abowd thanked the McFadden and Lopiccolo families, and entertained a motion. **Member Crowell moved to approve and make a recommendation to the Board of Supervisors to authorize the expenditure of \$271,942 from the FY 2014 / 2015 Redevelopment Revolving Fund, and to authorize the expenditure of \$218,058 from the FY 2015 / 2016 Redevelopment Revolving Fund, subject to the approval of the 2015 - 16 Redevelopment Budget by the Board of Supervisors and the Redevelopment Authority, for a total of \$490,000, to design and construct a pedestrian and events plaza on Third Street, between Carson Street and Curry Street, and to direct staff to present conceptual and final designs to the Redevelopment Authority Citizens Committee for review and recommendations. Member McKenna seconded the motion.** Chairperson Abowd entertained discussion on the motion and, when none was forthcoming, called for a vote.

<b>RESULT:</b>	<b>Approved [5 - 0]</b>
<b>MOVER:</b>	<b>Member Robert Crowell</b>
<b>SECOND:</b>	<b>Member John McKenna</b>
<b>AYES:</b>	<b>Members Crowell, McKenna, Shirk, Vice Chair Bonkowski, and Chair Abowd</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSENT:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>

**20. PUBLIC COMMENT (3:05:12)** - Chairperson Abowd entertained public comment; however, none was forthcoming.

**21. ACTION TO ADJOURN (3:05:16)** - Chairperson Abowd adjourned the meeting at 3:05 p.m.

The Minutes of the November 20, 2014 Carson City Redevelopment Authority meeting are so approved this \_\_\_\_\_ day of February, 2015.

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KAREN ABOWD, Chair

ATTEST:

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SUSAN MERRIWETHER, Clerk - Recorder