

DRAFT MINUTES
Special Meeting
Carson City Redevelopment Authority Citizens Committee
Monday, June 6, 2016 • 5:30 PM
Community Center Sierra Room
851 East William Street, Carson City, Nevada

Board Members

Chair – Ronni Hannaman	Vice Chair – Garrett Lepire
Member – Lori Bagwell	Member – Court Cardinal
Member – Craig Mullet	Member – Lacy Sheck
Member – Kristoffer Wickstead	

Staff

Lee Plemel, Community Development Director
Jason Woodbury, District Attorney
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.

An audio recording of this meeting is available on www.carson.org/minutes.

1. CALL TO ORDER

(5:30:24) – Chairperson Hannaman called the meeting to order at 5:30 p.m.

2. ROLL CALL AND DETERMINATION OF QUORUM

(5:30:50) – Roll was called and a quorum was present.

Attendee Name	Status	Arrived
Ronni Hannaman	Present	
Garrett Lepire	Present	
Lori Bagwell	Present	
Court Cardinal	Absent	
Craig Mullet	Present	
Lacy Sheck	Present	
Kristoffer Wickstead	Present	

3. PUBLIC COMMENTS

(5:31:22) – None.

4. FOR POSSIBLE ACTION ON APPROVAL OF MINUTES – From May 2, 2016.

(5:31:51) – MOTION: I move to approve the minutes of the May 2, 2016 meeting.

RESULT:	APPROVED (6-0-0)
MOVER:	Bagwell
SECONDER:	Lepire
AYES:	Hannaman, Lepire, Bagwell, Mullet, Sheck, Wickstead
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Cardinal

5. AGENDA ITEMS

5.1 FOR POSSIBLE ACTION: TO ELECT A RACC CHAIR AND VICE CHAIR FOR 2016.

(5:32:10) – Chairperson Hannaman introduced the item.

(5:32:26) – MOTION: I nominate Ronni Hannaman for the position of Chair and Garrett Lepire for the position of Vice Chair.

RESULT:	APPROVED (6-0-0)
MOVER:	Bagwell
SECONDER:	Sheck
AYES:	Hannaman, Lepire, Bagwell, Mullet, Sheck, Wickstead
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Cardinal

5.2 FOR POSSIBLE ACTION: TO PRIORITIZE AND RECOMMEND TO THE REDEVELOPMENT AUTHORITY THE APPROVAL OF THE EXPENDITURE OF UP TO \$143,472 FOR FAÇADE IMPROVEMENTS FOR VARIOUS PROPERTIES WITHIN THE REDEVELOPMENT DISTRICT.

(5:33:11) – Chairperson Hannaman introduced the item.

(5:33:27) – Mr. Plemel gave background and presented the Staff Report which is incorporated into the record. He also referred to an email attachment, incorporated into the record, indicating the interpretation of Supervisors Brad Bonkowski and Karen Abowd. Mr. Plemel introduced District Attorney Jason Woodbury who would “help us as well”, adding that RACC does have final approval; however, the decisions made tonight could be appealed to the Redevelopment Authority. Mr. Plemel reviewed the funding spreadsheet, attached to the Staff Report, and noted that the total applications for this evening were for \$143,472, and an additional \$16,250 had been awarded at the last meeting. He also explained that if all requests were awarded in this meeting, a total of \$40,278 would remain for future requests. Chairperson Hannaman was informed that the Building Department would review the plans and Mr. Plemel would inspect the work. She also inquired about the “existing loan program” as a match for businesses that can’t afford a match and Mr. Plemel noted that an account for revolving loans had been established; however, the program was not. Vice Chairperson Lepire received confirmation that the

business owner (or the one paying for the improvements) would receive the reimbursement. Chairperson Hannaman introduced each applicant separately.

(5:45:17) – Jeff Shaheen introduced himself and presented his request for \$18,218, incorporated into the record, for the property at 318 North Carson Street. He also informed Commissioner Bagwell that the awnings at the rear of the building had been there for over 20 years. Discussion ensued regarding contractors not receiving additional bids for their projects and Mr. Shaheen explained that they would not mark up their projects and would base their requests on estimates from their sub-contractors.

There were no public comments.

(5:51:50) – MOTION: I move to approve \$18,218 in Redevelopment Façade Improvement Program grant funding to 318 N. Carson Street, subject to the required conditions of approval in the Staff memo.

RESULT:	APPROVED (6-0-0)
MOVER:	Lepire
SECONDER:	Scheck
AYES:	Hannaman, Lepire, Bagwell, Mullet, Scheck, Wickstead
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Cardinal

(5:52:56) – Necia Turek and Mark Lopiccolo introduced themselves as representatives for Carson Jewelry and Loan. Mr. Lopiccolo of Lopiccolo Construction presented a request for \$14,135, incorporated into the record, for the property at 308 South Carson Street. Vice Chairperson Lepire clarified that the sidewalks had to stay clear of poles in anticipation of activities or public art in the future. Discussion ensued regarding the “flags” depicted in the application, which Member Mullet considered a “carnival or circus appearance” and Member Bagwell considered temporary. Vice Chair Lepire noted that since there was no advertising on the flags, he did not have an issue with them since they were “up high”. Mr. Plemel suggested directing the applicant to “comply with the sign code for flags”.

PUBLIC COMMENT

(6:05:13) – Mayoral Candidate Chris Carver suggested postponing a decision on this request, citing sections from the Carson City Development Standards regarding changeable promotional materials such as flags, adding that an “acceptable standard across the board” should be set regarding extending the awning. Mr. Lopiccolo confirmed that the awning extend “twice as much”. Member Wickstead noted that “as long as the pole was gone”, the awning looked “acceptable” to him. Mr. Plemel clarified the process of obtaining permission for awnings from the Building Department and calculated the adjusted figure without the flag. Vice Chair Lepire was informed that the Planning Department will prorate the amounts based on the number of flags allowed by the building code. District Attorney Woodbury clarified that it was appropriate for the Committee to consider the code; however, no precedent had been set “as far as you overruling the building or the development code”. Member Bagwell calculated that the prorated amount (without flags) was \$13,597.

(6:15:19) – MOTION: I move to approve \$13,597 in Redevelopment Façade Improvement Program grant funding to 308 N. Carson Street, subject to the required conditions of approval in the Staff memo.

RESULT:	APPROVED (6-0-0)
MOVER:	Bagwell
SECONDER:	Mullet
AYES:	Hannaman, Lepire, Bagwell, Mullet, Sheck, Wickstead
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Cardinal

(6:16:02) – David and Robin Shriver introduced themselves and presented their request, incorporated into the record, for \$9,360 on property located at 210 S. Carson Street. Mr. Shriver answered several clarifying questions from the Commissioners.

There were no public comments.

(6:20:47) – MOTION: I move to approve \$9,360 in Redevelopment Façade Improvement Program grant funding to 210 S. Carson Street, subject to the required conditions of approval in the Staff memo.

RESULT:	APPROVED (6-0-0)
MOVER:	Mullet
SECONDER:	Bagwell
AYES:	Hannaman, Lepire, Bagwell, Mullet, Sheck, Wickstead
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Cardinal

(6:21:42) – Mark and Jenny Lopiccolo introduced themselves and noted that they would withdraw the application for property located on 123 West Second Street and return with a different proposal. There were no public comments.

(6:24:30) – Mark and Jenny Lopiccolo presented their request, incorporated into the record, for the improvements on property located on 224 South Carson Street. Mr. Lopiccolo responded to questions of clarification and noted that the roof portion of the project had been removed from his request. There were no public comments.

(6:3340) – MOTION: I move to approve \$25,000 in Redevelopment Façade Improvement Program grant funding to 224 S. Carson Street, subject to the required conditions of approval in the Staff memo.

RESULT:	APPROVED (6-0-0)
MOVER:	Wickstead
SECONDER:	Bagwell
AYES:	Hannaman, Lepire, Bagwell, Mullet, Sheck, Wickstead
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Cardinal

(6:34:15) – Mark and Jenny Lopiccolo presented their request, incorporated into the record, for improvements on property located 310 South Carson Street. Member Mullet did not believe the proposal was just a façade improvement as he did not see the flat roof as eligible and was concerned that public money was to be used to build the private veranda. Mrs. Lopiccolo believed the railing was certainly a façade improvement. Discussion ensued regarding veranda use and Mr. Woodbury noted that the Committee was “entitled to require conditions of approval...in terms of a minimum number of hours or days or events that were required, and the applicant could determine if that was an acceptable condition” for funding.

PUBLIC COMMENT

(6:48:17) – Mr. Carver called the project “great”; however, he reminded the Commission that in 2007 \$100,000 of a \$1,000,000 project which included façade and decking improvements were awarded for the same property by the same owners without any follow up. Therefore, he suggested a report be submitted after the completion of the project to indicate the improvements were made. Chairperson Hannaman clarified that those improvements were made and that the building transformation had been “amazing”. Mrs. Lopiccolo noted that the City had held them accountable for “every penny” noting that the process was “very stringent”. Member Wickstead stated that he would base his decision on today’s request. Vice Chair Lepire also spoke in favor of the project and reminded everyone that since taxpayer dollars were being spent, the City must ensure that the funds were used for the best project for that amount. Member Mullet was informed that the stairs would be made of wood.

(6:57:52) – MOTION: I move to approve \$25,000 in Redevelopment Façade Improvement Program grant funding to 310 S. Carson Street, subject to the required conditions of approval in the Staff memo.

RESULT:	APPROVED (6-0-0)
MOVER:	Lepire
SECONDER:	Bagwell
AYES:	Hannaman, Lepire, Bagwell, Mullet, Sheck, Wickstead
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Cardinal

(6:59:07) – John Hurzell presented his request, incorporated into the record, for \$20,000 to install a new LED sign for his business, Grandma Hattie’s Restaurant, calling the existing one “antiquated”. Member Wickstead inquired about improvements to the restaurant and Mr. Hurzell stated that the necessary

maintenance to the business was on-going. Chairperson Hannaman expressed concern that this request was not for a downtown property. She was also concerned that should this sign request be awarded, other businesses such as the nearby motels would follow suit “and use all the monies for [the] façade improvement [program]”. Mr. Hurzell noted that he had complied with “everything you asked for” by providing three bids and applying early. Commissioner Bagwell clarified that the program was to remove blight and to help owners improve their property. Vice Chair Lepire explained “your street will look completely different five years from now...I can’t in good conscience give public money for something that’s not gonna be there and be different within five years”. Mr. Herzell noted that the sign is on his property and will not change, adding that the application stated building and signage without specifying free standing or attached signage. Vice Chair Lepire cited an email [included in the agenda materials] from Supervisors Karen Abowd and Brad Bonkowski which explained that free-standing signs were not eligible for the program. Member Mullet explained that changes would be made once that portion of Carson Street is returned to the City and believed “we’re ahead of ourselves with this particular project”. Member Bagwell believed that the packet given to the Redevelopment Authority and to this Committee included free-standing signs and that Mr. Herzell had applied properly. Discussion ensued regarding signage versus the definition of façade. Mr. Plemel explained that initially this was a downtown program only; however it had expanded to all Redevelopment Areas, adding that he did not recall any specific exclusions upon expanding the area.

(7:14:36) – MOTION: I move to approve \$20,000 in Redevelopment Façade Improvement Program grant funding to 2811 S. Carson Street, subject to the required conditions of approval in the Staff memo.

RESULT:	FAILED (1-5-0)
MOVER:	Bagwell
SECONDER:	Scheck
AYES:	Bagwell
NAYS:	Hannaman, Lepire, Mullet, Scheck, Wickstead
ABSTENTIONS:	None
ABSENT:	Cardinal

(7:16:40) – Mr. Plemel noted that this decision may be appealed to the Redevelopment Authority within seven days of this meeting.

(7:17:14) – Architect Darrin Berger introduced himself, business owner and tenant Mark Claypool. He also advised that the property was owned by Tom Johnson. Mr. Berger and Mr. Claypool presented their request, incorporated into the record, for \$21,076.50 for property located at 307 North Carson Street. They also responded to several clarifying questions by the Members.

There were no public comments.

(7:22:13) – MOTION: I move to approve \$21,076.50 in Redevelopment Façade Improvement Program grant funding to 307 N. Carson Street, subject to the required conditions of approval in the Staff memo.

RESULT:	APPROVED (6-0-0)
MOVER:	Wickstead
SECONDER:	Bagwell
AYES:	Hannaman, Lepire, Bagwell, Mullet, Sheck, Wickstead
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Cardinal

(7:23:10) – Dan Shaheen introduced himself as part-owner of the business and presented his request, incorporated into the record, for \$2,045 for property located at 110 West Telegraph Street. Vice Chair Lepire suggested additional improvements and Mr. Shaheen noted that they were the tenants; therefore, they could not make major changes.

There were no public comments.

(7:25:56) – MOTION: I move to approve \$2,045 in Redevelopment Façade Improvement Program grant funding to 110 W. Telegraph Street, subject to the required conditions of approval in the Staff memo.

RESULT:	APPROVED (6-0-0)
MOVER:	Bagwell
SECONDER:	Wickstead
AYES:	Hannaman, Lepire, Bagwell, Mullet, Sheck, Wickstead
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Cardinal

6. NON-ACTION ITEMS:

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

(7:26:47) – There were no additional Staff reports per Mr. Plemel, who reminded the Committee that the next regular meeting will be held on Monday, August 1, 2016 and that he anticipated a few more façade improvement applications to be reviewed on that day.

b. FUTURE AGENDA ITEMS.

(7:27:19) – Chairperson Hannaman requested an update on the “Blue Line revitalization” as related to funding by RACC and wished to discuss a loan program for businesses that “can’t afford the matching [funds]”. Vice Chair Lepire and Member Wickstead also wished to discuss the “loan program”

c. RACC MEMBER REPORTS AND COMMENTS.

(7:29:01) – None.

7. PUBLIC COMMENTS

(7:30:13) – Mr. Carver suggested the Committee recommend to the Redevelopment Authority that the City help a non-profit purchase the blighted “Horseshoe Club” and turn it into an art gallery or a “pedestrian-involved” art-themed property.

8. FOR POSSIBLE ACTION: ADJOURNMENT.

(7:31:59) – MOTION: Vice Chairperson Lepire moved to adjourn. Chairperson Hannaman adjourned the meeting at 7:32 p.m.

The Minutes of the June 6, 2016 Carson City Redevelopment Authority Citizens Committee meeting are so approved this 1st day of August, 2016.

Ronnie Hannaman, Chair