

Item # 8C

**City of Carson City
Agenda Report**

Date Submitted: December 11, 2006

Agenda Date Requested: December 21, 2006

Time Requested: 10 minutes

To: Mayor and Supervisors

From: Kim Belt, Capital Program Manager

Subject Title: Action to adopt Resolution No. 2006-R-_____, a resolution in support of the Carson City, Nevada, application for Investment Assistance to the U.S. Economic Development Administration for funding for the reconstruction of Curry Street from Lake Glen Drive to Koontz Lane.

Staff Summary:

The purpose of this item by Public Works is to show support of the application for Investment Assistance to the U.S. Economic Development Administration for the purpose of reconstructing Curry Street for the purpose of improving the neighborhood for future economic development.

Type of Action Requested: (check one)

Resolution

Ordinance

Formal Action/Motion

Other (Specify) No Action Required.

Does This Action Require A Business Impact Statement:

Yes No

Recommended Board Action:

I move to adopt Resolution No. 2006-R-_____, a resolution in support of the Carson City, Nevada, application for Investment Assistance to the U.S. Economic Development Administration for funding for the reconstruction of Curry Street from Lake Glen Drive to Koontz Lane.

Explanation for Recommended Board Action:

With the estimated construction costs of Curry Street from Lake Glen Drive to Koontz Lane coming in at approximately \$5.7 million, additional funding assistance is required to move construction of project forward. The City is requesting assistance in the amount of \$2.5 Million from the U.S. Economic Development Administration.

Applicable Statue, Code, Policy, Rule or Regulation:

N/A

Fiscal Impact:

Additional funding of approximately \$2.5 million for project.

Explanation of Impact:

Save Carson City \$2.5 million that can be utilized for other transportation projects.

Funding Source:

U.S. Economic Development Administration (Grant funding).

Alternatives:


N/A

Supporting Material:

U.S. Economic Development Administration application for Investment Assistance.

Prepared By: Kim Belt, Capital Program Manager

Reviewed By:



(City Engineer)

Date: 12/12/04



(Department Head)

Date: 12/12/04



(City Manager)

Date: 12/12/06



(District Attorney)

Date: 12-12-06



(Finance Director)

Date: 12-12-06

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)



CARSON CITY NEVADA
Consolidated Municipality and State Capital
PUBLIC WORKS DEPARTMENT

PRE-APPLICATION FOR INVESTMENT ASSISTANCE

CURRY STREET RECONSTRUCTION PROJECT



Form ED-900P (Rev. 04/06)
 OMB Control No. 0610-0094
 Expires 04/30/2009



ECONOMIC DEVELOPMENT ADMINISTRATION

**PRE-APPLICATION
 FOR INVESTMENT ASSISTANCE**

The Economic Development Administration (EDA) uses the Pre-application for Investment Assistance (pre-application) to evaluate proposals for investment assistance under EDA's economic development assistance programs. If an investment proposal meets EDA's statutory, regulatory, and competitive selection criteria, the proponent may be invited by EDA to submit an Application for Investment Assistance (Form ED-900A). Please visit our Internet website at www.eda.gov for more information on EDA's programs and requirements, including current Federal Funding Opportunity (FFO) announcements.

	Page
PWEDA Section 201 (CFDA No. 11.300) Public Works and Economic Development Program	Form SF-424, Application for Federal Assistance
	Part I: Proposals for EDA Investment Assistance
	Part II: Regional Eligibility
	Part III: Maximum Allowable EDA Investment Rates
PWEDA Section 203 (CFDA No. 11.302) Planning Program	
PWEDA Section 207 (CFDA No. 11.303) National, Local and University Center Technical Assistance Program	
PWEDA Section 207 (CFDA No. 11.312) Research and Evaluation Program	
PWEDA Section 209 (CFDA No. 11.307) Economic Adjustment Assistance Program	

Pre-application for Investment Assistance (Form ED-900P)

OMB Control No. 0610-0094

Expires 04/30/2009

Notwithstanding any other provision of the law, no person is required to respond to, nor shall any person be subject to a penalty for failure to comply with, a collection of information subject to the requirements of the Paperwork Reduction Act, unless the collection of information displays a currently valid OMB Control Number.

The information requested in the Pre-application for Investment Assistance is required to obtain or retain benefits from EDA pursuant to the Public Works and Economic Development Act of 1965, as amended (42 U.S.C. 3121 et seq.). The reasons for collecting this information are to enable proponents to submit proposals for financial assistance, and to assist EDA in determining proponents' eligibility and compliance with legal and programmatic requirements. The information submitted on the pre-application and in accompanying documents is subject to public disclosure under the Freedom of Information Act, as amended (5 U.S.C. 552), unless exempt from disclosure as trade secrets or privileged or confidential commercial or financial information under 5 U.S.C. 552(b)(4).

The public reporting burden for this collection of information is estimated to average 8 hours per response, including time for reviewing instructions, gathering data, and completing the pre-application. Comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing paperwork burden may be sent to: Economic Development Administration, U.S. Department of Commerce, 1401 Constitution Avenue, N.W., Washington, D.C. 20230, and to the Office of Information and Regulatory Affairs, Office of Management and Budget, Washington, D.C. 20503.

**APPLICATION FOR
FEDERAL ASSISTANCE**

Version 7/03

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED	Applicant Identifier
<input type="checkbox"/> Construction	Pre-application	3. DATE RECEIVED BY STATE	State Application Identifier
<input checked="" type="checkbox"/> Non-Construction	<input checked="" type="checkbox"/> Construction	4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
<input type="checkbox"/> Non-Construction	<input type="checkbox"/> Non-Construction		
5. APPLICANT INFORMATION			
Legal Name: Carson City, Nevada		Organizational Unit: Department: Public Works	
Organizational DUNS: 073787152		Division: Capital Projects Division	
Address: Street: 3505 Butti Way		Name and telephone number of person to be contacted on matters involving this application (give area code)	
City: Carson City		Prefix: Mr.	First Name: Andrew
County: Carson City		Middle Name	
State: Nevada		Last Name Burnham	
Zip Code 89701	Suffix:		
Country: USA		Email: ABurnham@carson-city.nv.us	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): -		Phone Number (give area code) (775) 887-2355	Fax Number (give area code) (775) 887-2112
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)		7. TYPE OF APPLICANT: (See back of form for Application Types) C Other (specify)	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): Public Works and Economic Development Program		9. NAME OF FEDERAL AGENCY: U.S. Department of Commerce Economic Development Administration	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Carson City, Nevada		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: CURRY STREET RECONSTRUCTION PROJECT Lake Glen Drive to Koontz Lane	
13. PROPOSED PROJECT Start Date: Ending Date:		14. CONGRESSIONAL DISTRICTS OF: a. Applicant Nevada's 2nd Congressional District b. Project Nevada's 2nd Congressional Dist.	
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?	
a. Federal	\$ 2,500,000 ⁰⁰	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:	
b. Applicant	\$ 3,220,313 ⁰⁰	b. No. <input type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
c. State	\$ ⁰⁰	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
d. Local	\$ ⁰⁰	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?	
e. Other	\$ ⁰⁰	<input type="checkbox"/> Yes if "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
f. Program Income	\$ ⁰⁰		
g. TOTAL	\$ 5,720,313 ⁰⁰		
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.			
a. Authorized Representative			
Prefix Ms.	First Name Linda	Middle Name	
Last Name Ritter		Suffix	
b. Title City Manager		c. Telephone Number (give area code) (775) 887-2027	
d. Signature of Authorized Representative		e. Date Signed	

INSTRUCTIONS FOR THE SF-424

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0043), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

This is a standard form used by applicants as a required face sheet for pre-applications and applications submitted for Federal assistance. It will be used by Federal agencies to obtain applicant certification that States which have established a review and comment procedure in response to Executive Order 12372 and have selected the program to be included in their process, have been given an opportunity to review the applicant's submission.

Item:	Entry:	Item:	Entry:																
1.	Select Type of Submission.	11.	Enter a brief descriptive title of the project. If more than one program is involved, you should append an explanation on a separate sheet. If appropriate (e.g., construction or real property projects), attach a map showing project location. For preapplications, use a separate sheet to provide a summary description of this project.																
2.	Date application submitted to Federal agency (or State if applicable) and applicant's control number (if applicable).	12.	List only the largest political entities affected (e.g., State, counties, cities).																
3.	State use only (if applicable).	13.	Enter the proposed start date and end date of the project.																
4.	Enter Date Received by Federal Agency Federal identifier number: If this application is a continuation or revision to an existing award, enter the present Federal Identifier number. If for a new project, leave blank.	14.	List the applicant's Congressional District and any District(s) affected by the program or project																
5.	Enter legal name of applicant, name of primary organizational unit (including division, if applicable), which will undertake the assistance activity, enter the organization's DUNS number (received from Dun and Bradstreet), enter the complete address of the applicant (including country), and name, telephone number, e-mail and fax of the person to contact on matters related to this application.	15.	Amount requested or to be contributed during the first funding/budget period by each contributor. Value of in kind contributions should be included on appropriate lines as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses. If both basic and supplemental amounts are included, show breakdown on an attached sheet. For multiple program funding, use totals and show breakdown using same categories as item 15.																
6.	Enter Employer Identification Number (EIN) as assigned by the Internal Revenue Service.	16.	Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the State inter-governmental review process.																
7.	Select the appropriate letter in the space provided. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">A. State</td> <td style="width: 50%;">I. State Controlled Institution of Higher Learning</td> </tr> <tr> <td>B. County</td> <td>J. Private University</td> </tr> <tr> <td>C. Municipal</td> <td>K. Indian Tribe</td> </tr> <tr> <td>D. Township</td> <td>L. Individual</td> </tr> <tr> <td>E. Interstate</td> <td>M. Profit Organization</td> </tr> <tr> <td>F. Intermunicipal</td> <td>N. Other (Specify)</td> </tr> <tr> <td>G. Special District</td> <td>O. Not for Profit Organization</td> </tr> <tr> <td>H. Independent School District</td> <td></td> </tr> </table>	A. State	I. State Controlled Institution of Higher Learning	B. County	J. Private University	C. Municipal	K. Indian Tribe	D. Township	L. Individual	E. Interstate	M. Profit Organization	F. Intermunicipal	N. Other (Specify)	G. Special District	O. Not for Profit Organization	H. Independent School District		17.	This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include delinquent audit disallowances, loans and taxes.
A. State	I. State Controlled Institution of Higher Learning																		
B. County	J. Private University																		
C. Municipal	K. Indian Tribe																		
D. Township	L. Individual																		
E. Interstate	M. Profit Organization																		
F. Intermunicipal	N. Other (Specify)																		
G. Special District	O. Not for Profit Organization																		
H. Independent School District																			
8.	Select the type from the following list: <ul style="list-style-type: none"> • "New" means a new assistance award. • "Continuation" means an extension for an additional funding/budget period for a project with a projected completion date. • "Revision" means any change in the Federal Government's financial obligation or contingent liability from an existing obligation. If a revision enter the appropriate letter: <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">A. Increase Award</td> <td style="width: 50%;">B. Decrease Award</td> </tr> <tr> <td>C. Increase Duration</td> <td>D. Decrease Duration</td> </tr> </table> 	A. Increase Award	B. Decrease Award	C. Increase Duration	D. Decrease Duration	18.	To be signed by the authorized representative of the applicant. A copy of the governing body's authorization for you to sign this application as official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)												
A. Increase Award	B. Decrease Award																		
C. Increase Duration	D. Decrease Duration																		
9.	Name of Federal agency from which assistance is being requested with this application.																		
10.	Use the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested.																		

I. PROPOSALS FOR EDA INVESTMENT ASSISTANCE

A. General Instructions

B. Investment (Project Region)

1. Identify the region (as defined in 13 C.F.R. § 300.3) where the project will be located and where the benefits of the EDA investment will be received.

Carson City, Nevada, the state capital and member of the Western Nevada Development District, is a City/County Municipality consisting of 146 acres located 35 miles south of Reno, Nevada and bordering the slope of the Eastern Sierras.

2. Provide a detailed description of the region, including information about the project's expected economic impact.

Carson City is an economic mix of commercial, industrial and governmental employment sectors, and, until recently, has served as a regional and wholesale trade center that drew from northern Nevada and eastern California.

This application for a grant-based investment is for a street improvement project in an area located along South Curry Street, a heavily used thoroughfare located on the western border of the City's commercial redevelopment area. In addition, Curry Street is contiguous to the Washoe Tribe's Indian Colony.

Specifically, this street improvement redesign and reconstruction effort is intended to facilitate better access to both new and existing businesses and residential properties along this essential transportation corridor. This proposed infrastructure improvement project is consistent with the goals of Northern Nevada Development Authority's economic development vision and goals: "to ensure proper land use planning takes place and that suitable infrastructure and sites exist for future businesses in the region's targeted industries."

The economic impact directly related to this project is anticipated to produce local economic diversification and an increased competitive advantage in the strong and increasingly important business service sector: building materials and garden supplies, hospitality (hotel and lodging), entertainment, recreation (gaming), retail, commercial, office and the construction trades. The economic impact will total 250 new full time positions and \$100,000,000 in new investment in commercial site and home construction. As important is the fiscal impact: the project will stimulate an anticipated \$1,000,000 per year in additional property tax and sales tax revenues annually.

C. Investment (Project) Description

1. Provide a detailed description of the complete scope of work for the proposed investment.

The length of the project is approximately 7500 lineal feet. The project (Curry Street from Lake Glen Drive to Koontz Lane) is to construct urban street improvements which will include turn lanes at intersections, upgraded storm drain system, sidewalks, curb and gutter and sidewalk where delinquent, to accommodate 44 feet face of curb to face of curb and bicycle lanes. This project would provide immediate relief to congestion levels in the Carson Street Corridor and increase traffic safety on sub-standard segments of the alignment. The Curry Street Widening and Extension Project is an essential component of Carson City's Transportation Plan.

2. Describe the components of the proposed investment. For construction investments, attach an original or clear copy of a U.S. Geological Survey (USGS) topographic map clearly showing the geographical location.

See attached Plan & Profile – Attachment A.

See attached map – Attachment B.

D. Economic Development Needs

1. Briefly describe the economic development needs for the proposed investment and how it addresses the goals and objectives of the Comprehensive Economic Development Strategy (CEDS) for the region (in any). See 13 C.F.R. part 303.

The viability of Carson City's retail sector is important to the City's fiscal health, as well as an essential component of healthy and attractive neighborhoods. Given the fiscal structure of the City, it is challenged with the capture of a competitive amount of the region's demand to provide the revenues for the services and facilities needed to serve its residential areas and its large daytime and nighttime use. While it remains vital that the Carson City maintain and enhance its diverse employment base of state and local government, industry and manufacturing, regional medical and service sector jobs, its redevelopment strategies to ensure that areas planned for retail and employment uses are appropriate in terms of their scale and location, based upon recent economic, fiscal and demographic data.

The promotion of new and expanded commercial and residential development along Curry Street will yield fiscal benefits that should ensure the community's

ability to generate tax dollars and should not do so at the expense of broader economic development efforts. Creating a high quality of life in a sustainable community will be the lynch pin of strong economic development and continued fiscal health.

It is essential to point out that strong commercial and residential development along this corridor will result in a net regional gain of sales tax dollars that clearly will lead to stronger job growth within the entire region. This is especially true in a region that has an aging population maybe leading to prohibitive long-term care costs; and significant service provision commitments, particularly with regard to parks and open spaces; aging and new infrastructure needs and economic diversity.

Current retail formats along 395/Carson Street pose a redevelopment challenge, as do vacancies left by large-scale retail users. Commercial and residential development is being encouraged by mixed-use development strategies. The compact form components of the new master plan would be expected to reduce public service costs, both capital and operating, higher incidence of consumer spending, and by wisely redeveloping as planned, higher density mixed use housing that is affordable would be the more probable outcome. Changes in uses and densities positively impact population, employment and commercial development and delineate the causality underlying these progressive economic development approaches and demonstrate the superiority of development as opposed to the current sprawl-type development that saps the City of fiscal resources.

2. Briefly describe the economic conditions of the region where the project will be located, the economic adjustment problems, or the severity of the economic dislocation the region has experienced (or is about to experience) and how the economic development of the region that is being (or will be) affected.

Carson City's population growth has been modest annually since 1990. With a significant amount of growth occurring in the region to the south and east of Carson City, some in the City perceive that the rate of growth is an issue that needs to be addressed. Based on Carson City's stagnant economy, the State Demographer projects a weak .9 Percent growth rate moving forward. As a result of both physical boundaries—such as federal lands to the west and east of the city, as well as political boundaries such as city/county boundaries to the east and south—the City has a limited supply of developable land to accommodate future needs.

From an economic perspective, land supply constraints are particularly challenging. They can inhibit natural growth patterns and put significant upward pressure on pricing. Alternatively, adding lands to a market can result in inefficient urban sprawl and public-service challenges. Compact urban forms are generally believed to have economic and fiscal advantages, balancing the

both needs. This is the focus of Carson City's new land use strategies as reflected in the 2006 Master Plan, *Envision Carson City* and has focused vigorously on redevelopment along our business corridors, such as the Curry Street area as a primary economic development strategy to compete for jobs and private investment.

Infrastructure improvements along the transportation corridors hold the key to economic development in terms of access, proximity and siting. Adapting to changing travel patterns will be essential to the vitality of the local economy and its future growth patterns. Importantly, the public sector is not immune to increased construction and labor costs. Future infrastructure projects will be more expensive as will the cost of maintaining and/or replacing aging infrastructure already in place. Clearly a balance is required between the need to sustain the economy's ability to diversify and expand and the fiscal burdens inuring to the City.

E. Investment (Project) Impact

Discuss how the proposed investment satisfies EDA's "Investment Policy Guidelines" set forth in 13 C.F.R. §301.8 (as supplemented by the applicable FFO announcement).

This project has support from the Western Nevada Development District, Carson City Board of Supervisors and Washoe Tribe of Nevada and California. This project is also supported by the development community in this corridor. See Attachment C.

F. Funding Priorities

Discuss how the proposed investment satisfies the EDA funding priorities set forth in the applicable FFO announcement.

G. Proponent's Capability

Briefly describe the proponent's capability to administer, implement, and attract private sector investments to the project.

Summarizes land use, population, housing, economic, transportation and schools conditions in and around Carson City, the overall trend is a continued need for planning, infrastructure improvements and strategically targeted redevelopment. Investment will increase with household incomes consistent with a sustained quality of life for the residents along the Curry Street corridor. We see no reason to believe that the region will not continue to prosper economically; and, in turn, there are several indicators that increased investment is likely during the next decade. A concerted effort to a shift consumer-spending patterns to maintain a current service levels will become increasingly expensive during the next decade as construction costs outstrip inflation, the population age and infrastructure maintenance demands increase. Land supply issues present a clear and present threat, but redevelopment on Curry Street holds promise as an economic development strategy.

The promotion of new and expanded commercial and residential development along Curry Street will yield fiscal benefits that should ensure the community's ability to generate tax dollars and should not do so at the expense of broader economic development efforts. Creating a high quality of life in a sustainable community will be the lynch pin of strong economic development and continued fiscal health.

H. Proposed Time Schedule for the Project

Provide a proposed time schedule for completion of the project, including when (month/year) the project will begin and end and identify significant project milestones.

Project Schedule:

	2 nd QTR '06	3 rd QTR '06	4 th QTR '06	1 st QTR '07	2 nd Qtr '07
Design					
Land/ROW	N/A				
Out to Bid	N/A				
Construction					

I. Project Beneficiaries

Identify private sector employers who will benefit from the project, and attach letters of commitment, if available.

Company	Products and Services	Jobs Saved	Jobs Created	Private Sector Investment Capital	Indicate Committed or Interest Only

See letter of commitment – Attachment C.

J. Civil Rights

1. Does the proponent understand and agree to comply with all applicable civil rights requirements (see 13 C.F.R. § 302.20), including the requirement to provide signed assurances of compliances?

Yes No (Explain)

2. Do identified "Other Parties" (as defined in 13 C.F.R. § 302.20(b)) understand and agree to comply with all applicable civil rights requirements, including the requirement to provide signed assurances of compliance?

Yes No (Explain)

K. Proposed Project Budget

Estimated Construction Project Budget		Estimated Non-Construction Project Budget	
Administrative Expenses		Personnel	
Land, Structures, Rights of Way, Easements	\$ 0.00	Fringe Benefits	
Relocation and Costs Incidental to Acquisition	\$ 0.00	Travel	
Architectural and Engineering Costs and Inspection Fees	\$ 686,437.00	Equipment	
Site Work	\$1,010,725.00	Supplies	
Construction and Demolition	\$3,292,225.50	Contractual	
Equipment	\$ 273,300.00	Other	
Contingencies	\$ 457,625.00	Total Direct Charges	
		Indirect Charges	
Total Estimated Project Cost	\$5,720,312.50	Total Estimated Project Cost	

L. Non-EDA Project Funding

1. Identify each source, nature and amount of all non-EDA funds, including in-kind contributions (as defined in 13 C.F.R. § 300.3). Explain the status of all funding commitments, including the date the funds will be available from each source, and describe any conditions or restrictions on the use of such funds.

Non-EDA funds will be Regional Transportation Commission dollars.
No restrictions or timing issues.

2. Are all non-EDA funds committed to the project, available as needed and not encumbered in any way that would preclude their use consistent with the purpose of the project? See 13 C.F.R. § 301.5.

Yes No

3. Discuss the actions that need to be taken and the timing required to secure the non-EDA funds.

Budget approval required by Regional Transportation Commission be-

fore project moved forward. Project has been on Regional Transportation Commissions priority list for several years. Additional timing not required.

4. Does the proponent plan to seek other federal financial assistance as part of or in connection with this project? If so, please describe the source, amount and any terms and conditions of the funding, and when the funding will be available for use by the proponent.

Yes No

5. Is the requested EDA investment assistance available from any other federal economic development program?

Yes (Identify source and provide an explanation of why EDA investment assistance is required)

No

Proponents must also complete Part III of the pre-application.

**M. Title, Ownership, Operation, Maintenance and Management
(Construction Projects)**

1. Briefly describe plans for the ownership, operation, maintenance and management of project facilities, including any land, improved land, structures, appurtenances thereto, other improvements, or personal property.

Project facilities owned and maintained by Carson City, Nevada.

2. Will real property or project facilities to be acquired or improved with the EDA investment assistance be owned, operated or maintained by an entity other than the proponent? See 13 C.F.R. § 314.7.

Yes (explain) No

3. Will real property or project facilities to be acquired or improved with the EDA investment assistance, including any industrial or commercial park acreage, be mortgaged or used as collateral or is any real property to be used for this project currently mortgaged or being used for collateral? See 13 C.F.R. § 314.6.

Yes (explain) No

4. Will the proponent provide EDA a security interest and/or covenant of use in the real property or significant items of tangible personal property acquired or improved with EDA investment assistance? See 13 C.F.R. § 314.9.

- Yes No (Explain) No ROW required.

5. If the EDA investment assistance will be used to develop or improve an industrial or commercial park, identify the owners of the park acreage and provide an estimate of the number of acres benefiting from the proposed investment.

N/A – none.

6. Discuss plans for the sale or lease of any real property or project facilities to be acquired or improved with EDA investment assistance. For privately-owned land, is the private owner of the vacant acreage willing to enter into an agreement to limit the sale price of the improved land, for a reasonable period of time, to its fair market value before improvements?

- Yes (explain) No N/A

7. Is (or was) any real property to be acquired or improved with the proposed EDA investment assistance subject to eminent domain proceedings?

- Yes (explain) No

N. Environmental (Construction Projects)

1. Provide a brief physical description of the project site noting topography, vegetation, water bodies, and location and condition of any man-made structures or buildings. If available, provide a Geographic Information System (GIS) analysis of the sensitive environmental areas, including contaminated sites, archeological sites, properties or sites listed on the National Register of Historic Places, and wetlands, that are within a two-mile radius of the project site.

See Attachment D.

2. Will the project be located in or adjacent to a floodplain or wetland area?

- Yes (explain) No Not Applicable

Approximately 2100 LF of project are located in Floodplain Zone A – Areas of 100-year flood. See Attachment E.

PART II - REGIONAL ELIGIBILITY

Public Works and Economic Development and Economic Adjustment Assistance projects must satisfy regional eligibility requirements (see 13 C.F.R. § 301.3). The below questions will assist EDA in determining whether the proposed project satisfies these requirements.

Please answer all questions completely and accurately and attach explanations and supporting documentation where applicable.

1. **General:** Identify the region in which the project is located (attach additional sheets as necessary):
2. **Economic Distress Levels:** Check all that apply below in establishing regional eligibility (see 13 C.F.R. § 301.3(a)(1):
 - A. **Unemployment:** The project is located in a region which has an unemployment rate that is, for the most recent 24-month period for which data are available, at least one (1) percent greater than the national average unemployment rate.
 - B. **Per capita income:** The project is located in a region which has a per capita income that is, for the most recent period for which data are available, eighty (80) percent or less of the national average per capita income.
 - C. **Special need:** The project is located in a region which has experienced or is about to experience a "Special Need" (as defined in 13 C.F.R. § 300.3) arising from actual or threatened severe unemployment or economic adjustment problems resulting from severe short-term or long-term changes in economic conditions, including:
 - Substantial out-migration or population loss;
 - Underemployment; that is, employment of workers at less than full-time or at less skilled tasks than their training or abilities permit;
 - Military base closure or realignment, defense contractor reductions-in-force, or U.S. Department of Energy defense-related funding reductions;
 - Natural or other major disasters or emergencies;
 - Extraordinary depletion of natural resources;
 - Closing or restructuring of an industrial firm or loss of other major employer;
 - Negative effects of changing trade patterns; or
 - Other circumstances set forth in an FFO (describe need).
3. **Substantial Direct Benefit:** A project located within an Economic Development District, which is located in a region that is not subject to the economic distress levels set forth in question 2 above, is also eligible for EDA investment assistance if EDA determines that the project will be of "substantial direct benefit" to a geographical area within the Economic Development District that is subject to the economic distress levels set forth in question 2. above. For this purpose, a project provides a "substantial direct benefit" if it provides significant employment opportunities for unemployed, underemployed, or low-income residents of the geographical area within the Economic Development District. If applicable, identify the Economic Development District in which the proposed project will be located and explain how the proposed project will provide a substantial direct benefit to a geographical area within the Economic Development District that is subject to the economic distress levels set forth in question 2. above.
See 13 C.F.R. § 301.3(a)(2).

Yes (explain)

Not applicable

4. The project region is other than one defined by political boundaries: A project located in a geographical area of poverty or high unemployment that is subject to the economic distress levels set forth in question 2. above, but which is located in a region that overall is not subject to the economic distress levels set forth in question 2. above, is eligible for investment assistance without regard to political or other subdivisions or boundaries. If applicable, provide a description of the project region and documentation to show that the: (a) region is of sufficient size appropriate for the proposed project, and (b) project boundaries for regional eligibility are consistent with the anticipated project benefits to the region. See 13 C.F.R. § 301.3(a)(3).

Yes (explain)

Not applicable

5. Source of data provided for regional eligibility determination: Check the source of data used by the proponent to determine regional eligibility and provide an explanation and copy of such data. The explanation must: (i) identify the data used (e.g., American Community Survey (ACS)); (ii) if the data used is other than the ACS, explain why ACS was not used; and (iii) if the data used is other than federal data, explain why federal data was not used and identify the source of the non-federal data. The source of the data must satisfy the requirements of 13 C.F.R. § 301.3(a)(4).

The most recent American Community Survey (ACS) data published by the U.S. Census Bureau.

The most recent other federal data for the region in which the project is located (e.g., U.S. Census Bureau and the Bureaus of Economic Analysis, Labor Statistics, Indian Affairs).

Data available through the State government for the region in which the project is located.

Other data to substantiate regional eligibility based on a Special Need.

PART III - MAXIMUM ALLOWABLE EDA INVESTMENT RATES

EDA investment assistance may not exceed fifty (50) percent of total eligible project costs, except as determined by EDA in accordance with 13 C.F.R. § 301.4. If your proposal requests EDA investment assistance that exceeds fifty (50) percent of total eligible project costs as shown in the pre-application or application budget, then you may be asked to provide additional information concerning the relative economic development needs of the region, in accordance with EDA's regulations. Follow the instructions below as they apply to your particular project (see the table of maximum allowable investment rates on the following page).

A. For Public Works and Economic Development Investments (CFDA No. 11.300) and for Economic Adjustment Assistance Investments (CFDA No. 11.307), see 13 C.F.R. § 301.4 for maximum allowable investment rates. Enter below the provision and maximum allowable investment rate that apply to the proposed project.

- The proposed project meets the criteria set forth in 13 C.F.R. § 301.4(b) subsection [] for a maximum allowable investment rate of [] percent.
- Additional information to justify a maximum allowable investment rate greater than fifty (50) percent is attached (if applicable) as Exhibit III.A.
- Additional information to justify EDA investment assistance as supplemental assistance to another designated federal assistance program grant award is attached (if applicable). See 13 C.F.R. § 301.6.

B. For Planning Investments (CFDA No. 11.302), National, Local and University Center Technical Assistance Investments (CFDA No. 11.303), and for Research and Evaluation Investments (CFDA No. 11.312), attach as Exhibit III.A a narrative to justify EDA investment assistance that exceeds fifty (50) percent of total eligible project costs. See 13 C.F.R. § 301.4(b)(3) for planning investments and 13 C.F.R. § 301.4(b)(4) for technical assistance and research and evaluation investments.

**PART III (Continued) -
TABLE OF MAXIMUM ALLOWABLE INVESTMENT RATES**

Type of Project	Maximum Allowable Investment Rate (Percentage)
Projects of Indian Tribes.	100
Projects under 13 C.F.R. part 307 located in Presidentially-Declared Disaster areas for which EDA receives an application for investment assistance for post-disaster economic recovery efforts pursuant to a supplemental appropriation within eighteen (18) months of the date of such declaration.	100
Projects of States or political subdivisions of States that the Assistant Secretary determines have exhausted their effective taxing and borrowing capacity, or Projects of non-profit organizations that the Assistant Secretary determines have exhausted their effective borrowing capacity.	100
Projects under 13 C.F.R. parts 305 or 307 that receive performance awards pursuant to 13 C.F.R. § 308.2.	100
Projects located in an Economic Development District that receive planning performance awards pursuant to 13 C.F.R. § 308.3.	100
Projects located in regions in which: The twenty-four (24) month unemployment rate is at least 225% of the national average; or The per capita income is not more than 50% of the national average.	80
Projects located in regions in which: The twenty-four (24) month unemployment rate is at least 200% of the national average; or The per capita income is not more than 60% of the national average.	70
Projects located in regions in which: The twenty-four (24) month unemployment rate is at least 175% of the national average; or The per capita income is not more than 65% of the national average.	60
Projects located in regions in which: The twenty-four (24) month unemployment rate is at least 1% greater than the national average; or The per capita income is not more than 80% of the national average.	50

ATTACHMENTS

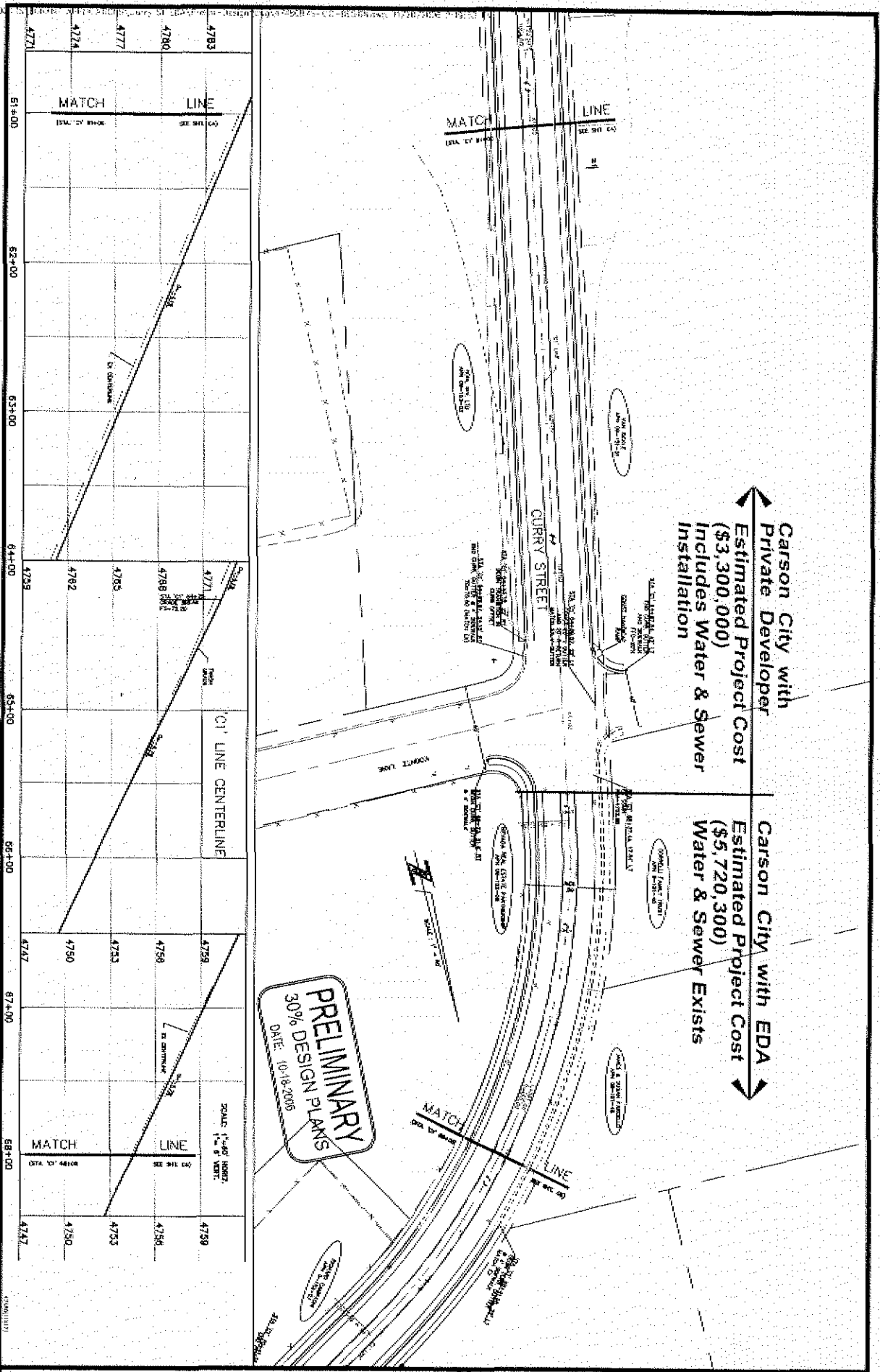
ATTACHMENT "A"

**CURRY STREET RECONSTRUCTION
ALTERNATIVE "A"**

ENGINEER'S CONSTRUCTION ESTIMATE
PRELIMINARY DESIGN (30%)

Revised 10-17-06

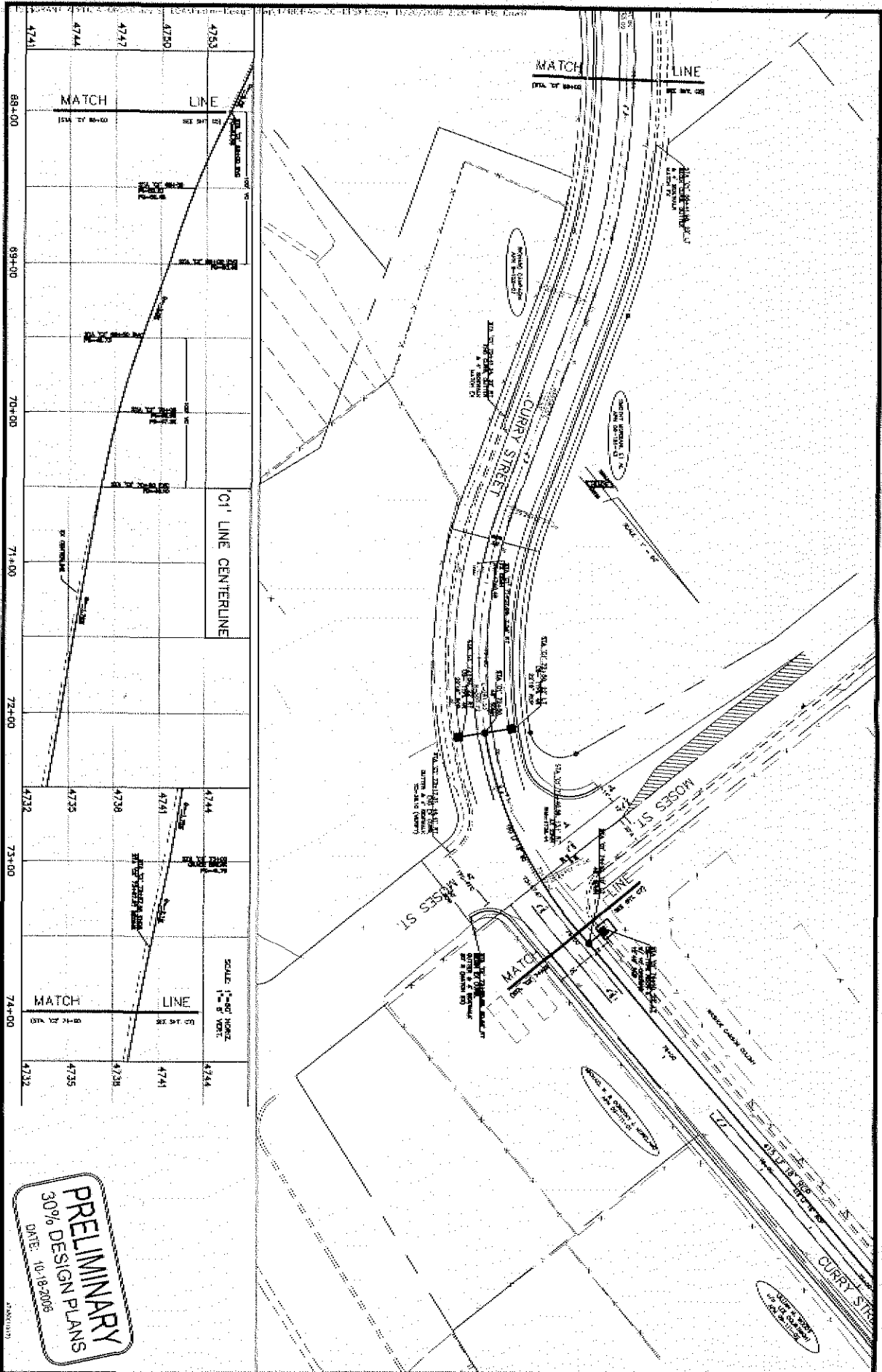
ITEM NO.	DESCRIPTION	UNIT	EST. UNIT COST	Koontz to Rhodes 4,350 Linear Feet		Rhodes to Lake Glen Dr. 3,350 Linear Feet		TOTAL
				EST. QUANTITY	AMOUNT	EST. QUANTITY	AMOUNT	
BASE ITEMS								
1	Clear & grub	AC	\$2,500.00	4.0	\$ 10,000.00	12.0	\$ 30,000.00	\$ 40,000.00
2	Remove Ex. Pvmnt	SF	\$ 0.25	153,700	\$ 38,425.00	72,000	\$ 18,000.00	\$ 56,425.00
3	Remove Trees	EA	\$1,000.00		\$ -	2	\$ 2,000.00	\$ 2,000.00
4	Remove C&G	LF	\$ 3.00		\$ -		\$ -	\$ -
5	Remove Sidewalk	SF	\$ 1.00		\$ -		\$ -	\$ -
6	Remove Guardrail	LF	\$3.00		\$ -	730	\$ 2,190.00	\$ 2,190.00
7	Excavation	CY	\$5.00	5,892	\$ 29,460.00	25,400	\$ 127,000.00	\$ 156,460.00
8	Rock Excavation	CY	\$8.00		\$ -	16,900	\$ 135,200.00	\$ 135,200.00
9	Export	CY	\$12.00		\$ -	33,500	\$ 402,000.00	\$ 402,000.00
10	SG. Stabilization	SF	\$3.00	20,600	\$ 61,800.00	40,000	\$ 120,000.00	\$ 181,800.00
11	V-Ditch Re-const.	LF	\$ 15.00		\$ -	1,670	\$ 25,050.00	\$ 25,050.00
12	Stabilized V-Ditch	LF	\$ 4.00		\$ -	2,400	\$ 9,600.00	\$ 9,600.00
13	Channel Exc.	CY	\$ 16.00		\$ -		\$ -	\$ -
14	18" SD	LF	\$65.00	1,633	\$ 106,145.00	455	\$ 29,575.00	\$ 135,720.00
15	24" SD	LF	\$90.00	40	\$ 3,600.00		\$ -	\$ 3,600.00
16	30" SD	LF	\$125.00	800	\$ 100,000.00	55	\$ 6,875.00	\$ 106,875.00
17	36" SD	LF	\$150.00	375	\$ 56,250.00		\$ -	\$ 56,250.00
18	42" SD	LF	\$170.00		\$ -	605	\$ 102,850.00	\$ 102,850.00
19	48" SD	LF	\$190.00		\$ -	45	\$ 8,550.00	\$ 8,550.00
20	60" SD	LF	\$210.00		\$ -	1,075	\$ 225,750.00	\$ 225,750.00
21	48" SDMH	EA	\$4,000.00	11	\$ 44,000.00	1	\$ 4,000.00	\$ 48,000.00
22	60" SDMH	EA	\$5,000.00	4	\$ 20,000.00	3	\$ 15,000.00	\$ 35,000.00
23	Type IV SOMH	EA	\$ 3,500.00		\$ -	3	\$ 10,500.00	\$ 10,500.00
24	CB-Type 4R	EA	\$2,700.00	7	\$ 18,900.00	7	\$ 18,900.00	\$ 37,800.00
25	DI-NDOT #11 (10')	EA	\$5,000.00	5	\$ 25,000.00	3	\$ 15,000.00	\$ 40,000.00
26	DI-NDOT #2A	EA	\$1,500.00		\$ -	7	\$ 10,500.00	\$ 10,500.00
27	Energy Dissipator (18")	EA	\$1,500.00		\$ -	2	\$ 3,000.00	\$ 3,000.00
28	Dbl 8'x4' RCB	LS	\$1,000.00		\$ -		\$ -	\$ -
29	SD HDWL (18")	EA	\$1,000.00		\$ -	4	\$ 4,000.00	\$ 4,000.00
30	SD HDWL (48")	EA	\$5,000.00		\$ -	1	\$ 5,000.00	\$ 5,000.00
31	SD HDWL (60")	EA	\$7,500.00		\$ -	12	\$ 90,000.00	\$ 90,000.00
32	8" Water Main	LF	\$ 40.00		\$ -		\$ -	\$ -
33	8" Gate Valve	EA	\$ 800.00		\$ -		\$ -	\$ -
34	8" SS Main	LF	\$ 35.00		\$ -		\$ -	\$ -
35	SSMH	EA	\$ 2,500.00		\$ -		\$ -	\$ -
36	Curb & Gutter	LF	\$25.00	4,820	\$ 120,500.00	6,960	\$ 174,500.00	\$ 295,000.00
37	Median Curb	LF	\$25.00		\$ -	1,100	\$ 27,500.00	\$ 27,500.00
38	V-Gutter (Spandrel)	SF	\$12.00		\$ -	145	\$ 1,740.00	\$ 1,740.00
39	Sidewalk (Conc)	SF	\$7.00	19,270	\$ 134,890.00	27,925	\$ 195,475.00	\$ 330,365.00
40	Pedestrian Ramp	EA	\$3,000.00	16	\$ 48,000.00	8	\$ 24,000.00	\$ 72,000.00
41	Stamped Conc	SF	\$12.00		\$ -	4,650	\$ 55,800.00	\$ 55,800.00
42	Retaining Wall	SF	\$ 55.00		\$ -	13,300	\$ 731,500.00	\$ 731,500.00
43	Guardrail	LF	\$35.00		\$ -	1,300	\$ 45,500.00	\$ 45,500.00
44	G.R. Melt	EA	\$1,600.00		\$ -	1	\$ 1,600.00	\$ 1,600.00
45	G.R. End Section	EA	\$1,000.00		\$ -	1	\$ 1,000.00	\$ 1,000.00
46	Paving	SF	\$3.00	181,730	\$ 545,190.00	139,000	\$ 417,000.00	\$ 962,190.00
47	Striping (4")	LF	\$0.25	15,890	\$ 3,972.50	15,650	\$ 3,912.50	\$ 7,885.00
48	Signs	EA	\$300.00	12	\$ 3,600.00	14	\$ 4,200.00	\$ 7,800.00
49	Traffic Signal Mod	LS	N/A		\$ -		\$ -	\$ -
50	ADJ Valve Box	EA	\$600.00	14	\$ 8,400.00	9	\$ 5,400.00	\$ 13,800.00
51	ADJ MH Rim	EA	\$850.00	7	\$ 5,950.00	4	\$ 3,400.00	\$ 9,350.00
52	Trench Path	LF	\$ 10.00	110	\$ 1,100.00		\$ -	\$ 1,100.00
53	Hydroseed	AC	\$2,000.00		\$ -	4	\$ 8,000.00	\$ 8,000.00
54	Traffic Control	LS	\$ 5,000.00	4	\$ 20,000.00	9	\$ 45,000.00	\$ 65,000.00
55	Temp. Poll. Control	LS	\$ 5,000.00		\$ -	1	\$ 5,000.00	\$ 5,000.00
SUB-TOTAL					\$ 1,405,182.50		\$ 3,171,067.50	\$ 4,576,250.00
56	Contingency		10%		\$ 140,518.25		\$ 317,106.75	\$ 457,625.00
57	Design, Inspect, Test, Survey		15%		\$ 210,777.38		\$ 475,660.13	\$ 686,437.50
TOTAL					\$ 1,756,478.13		\$ 3,963,834.38	\$ 5,720,312.50



Carson City with Private Developer
 Estimated Project Cost (\$3,300,000)
 Includes Water & Sewer Installation

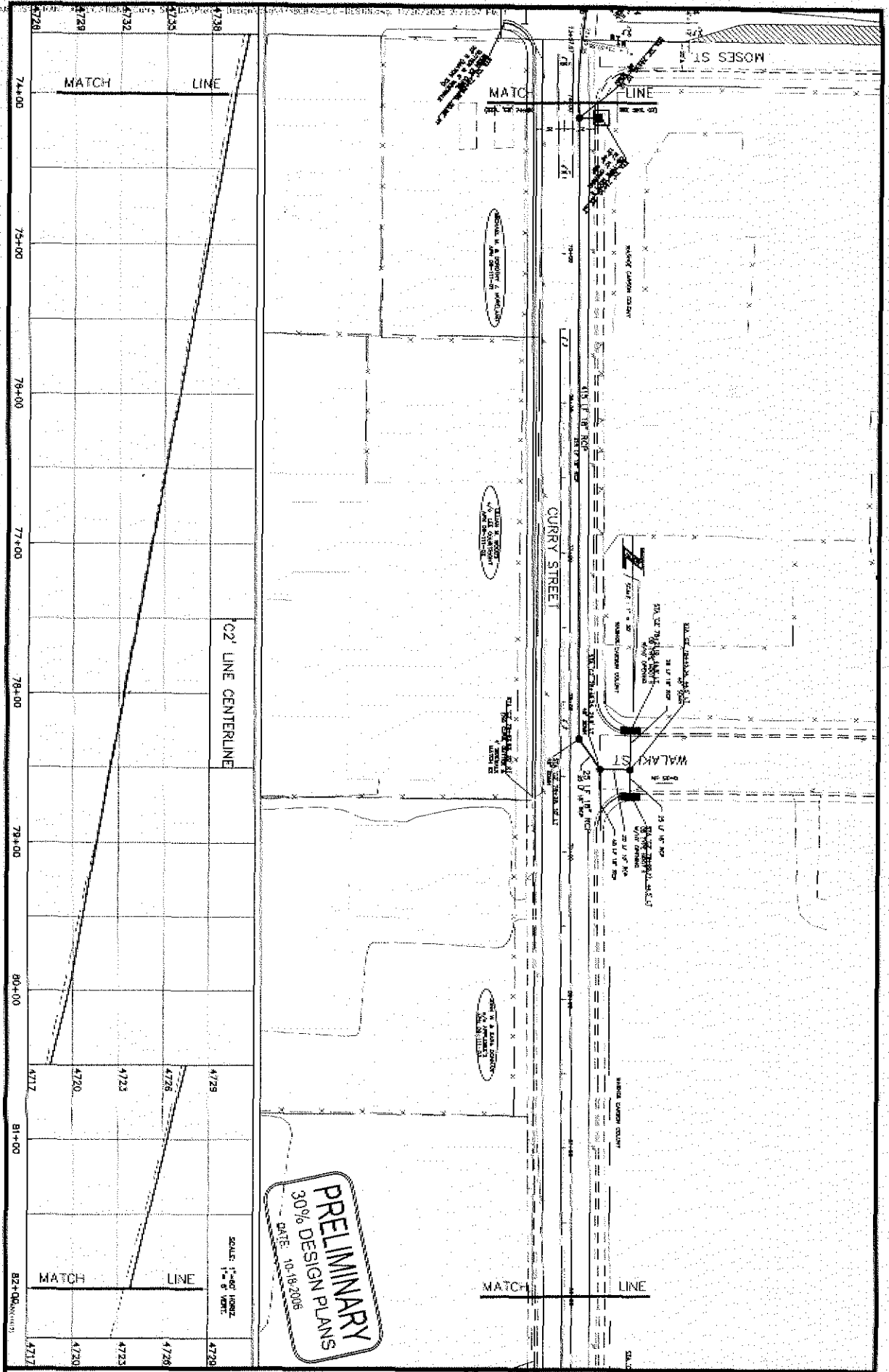
Carson City with EDA
 Estimated Project Cost (\$5,720,300)
 Water & Sewer Exists

PRELIMINARY
 30% DESIGN PLANS
 DATE: 10-18-2006



PRELIMINARY
30% DESIGN PLANS
 DATE: 10-18-2006





PRELIMINARY
 30% DESIGN PLANS
 DATE: 10-18-2006

SCALE: 1" = 40' HORIZ.
 1" = 8' VERT.

CARSON CITY REGIONAL TRANSPORTATION COMMISSION
CURRY STREET
 PLAN & PROFILE

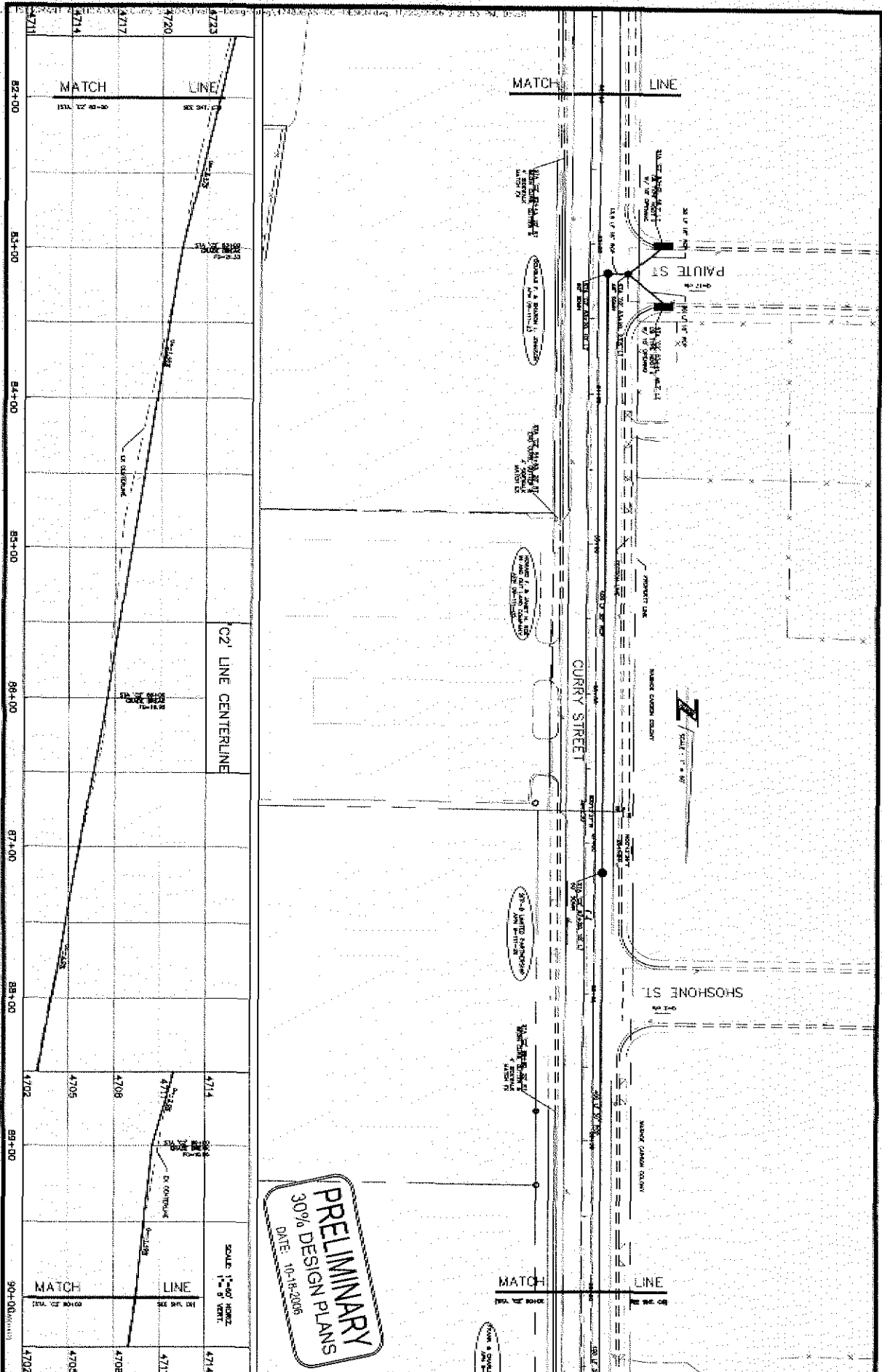
DATE: SEPTEMBER, 2000

PROJ No: 4748.000



LUMOS AND ASSOCIATES
 Civil Engineering - Geotechnical Engineering
 Surveying - Material Testing - Planning
 888 E. College Park, Carson City, NV 89706 (775) 883-7877

SHEET #
C7



CARSON CITY REGIONAL TRANSPORTATION COMMISSION
CURRY STREET
 PLAN & PROFILE

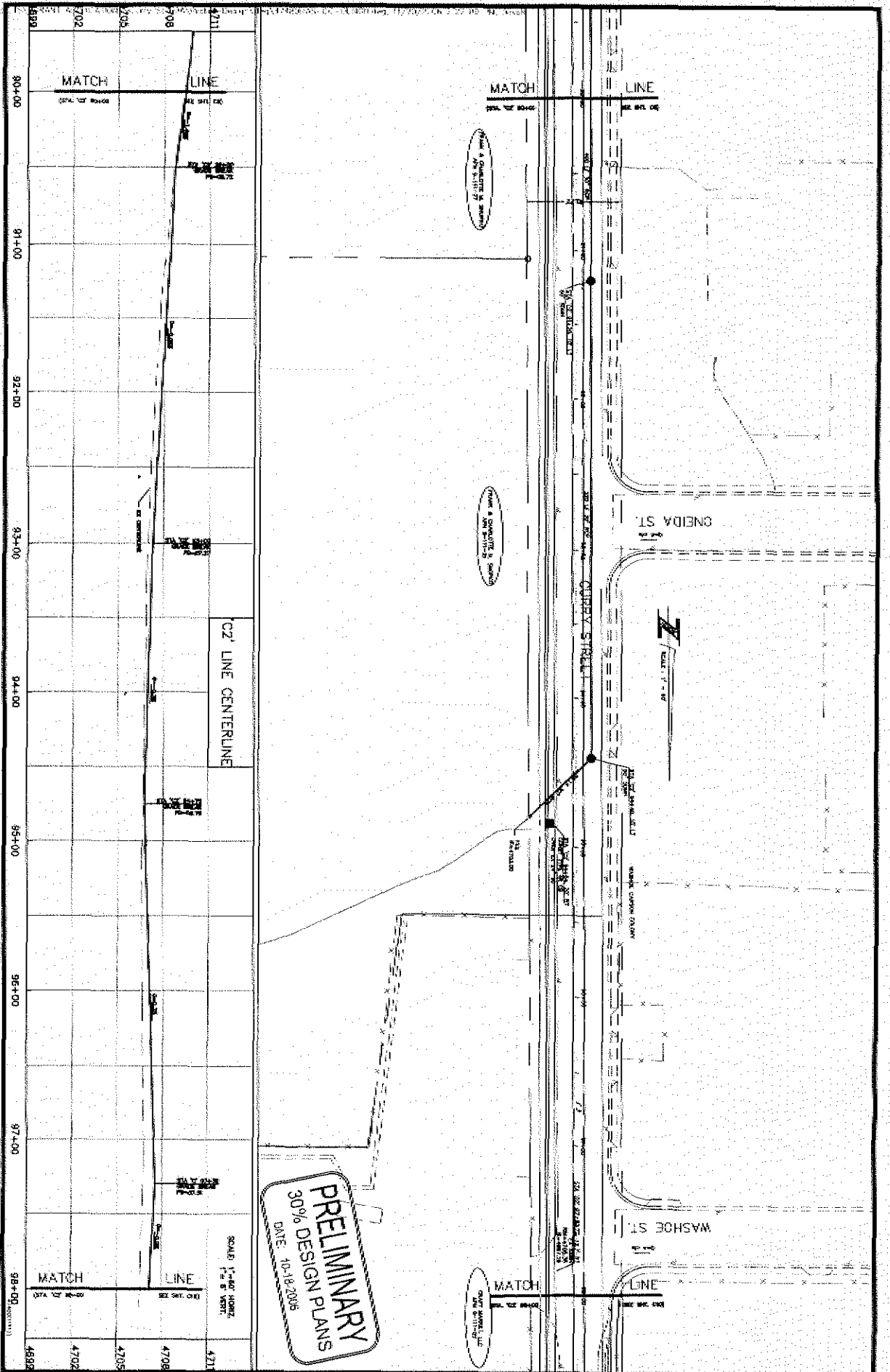
DATE: SEPTEMBER, 2006

PROJ No: 4743.000



LUMOS AND ASSOCIATES
 Civil Engineering - Construction Engineering
 Surveying - Material Testing - Planning
 800 E. College Park, Carson City, NV 89706 (775) 885-7677

SHEET #
C8



CARSON CITY REGIONAL TRANSPORTATION COMMISSION
CURRY STREET
 PLAN & PROFILE

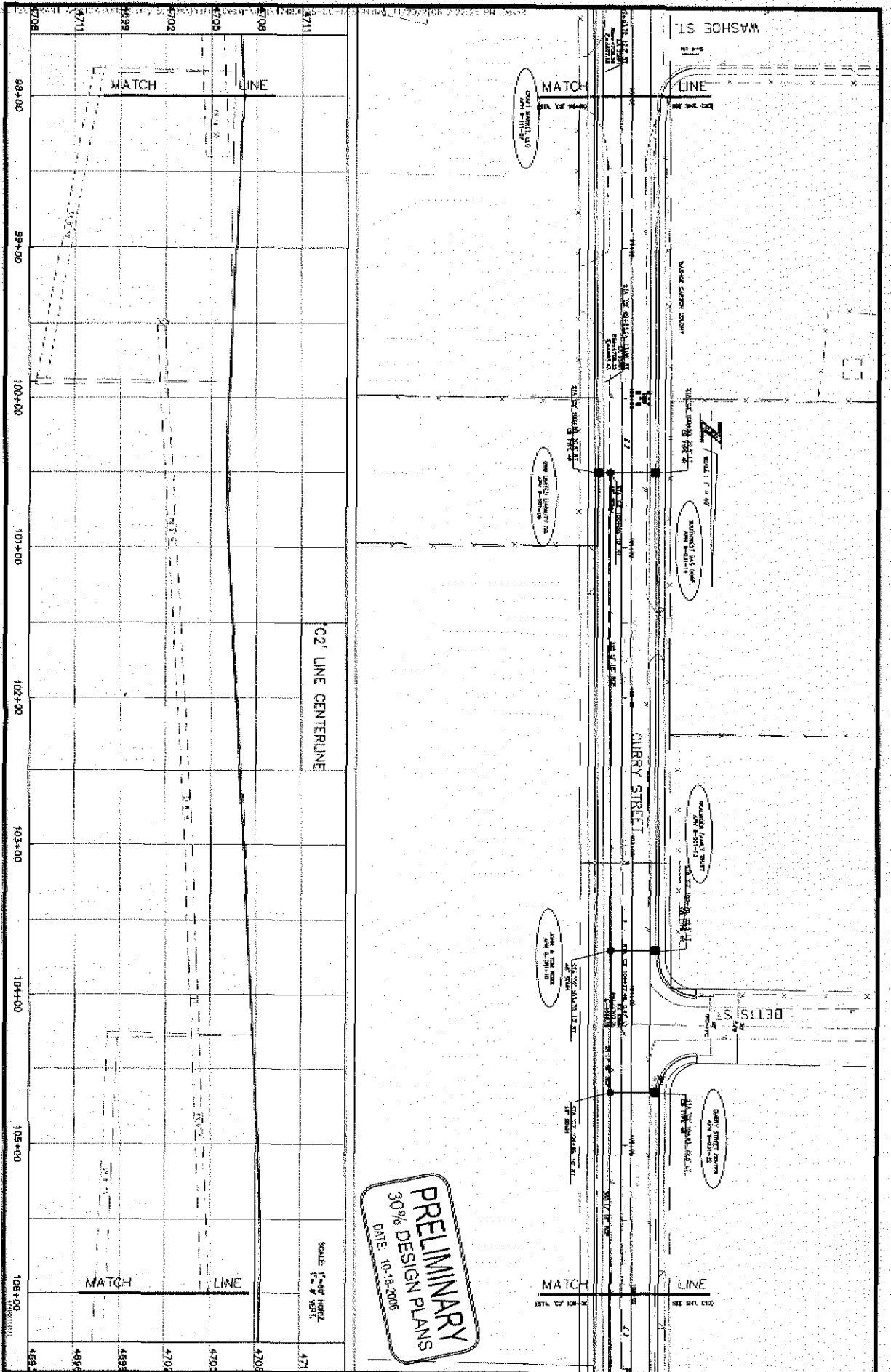
DATE: SEPTEMBER, 2000

PROJ No.: 4748.000



LUMOS AND ASSOCIATES
 Civil Engineering - Geotechnical Engineering
 Surveying - Material Testing - Planning
 880 N. College Park, Carson City, NV 89706 (775) 883-7077

SHEET #
C9



CARSON CITY REGIONAL TRANSPORTATION COMMISSION

CURRY STREET
PLAN & PROFILE

DATE: SEPTEMBER, 2000

PRJ: No.: 4748.C00

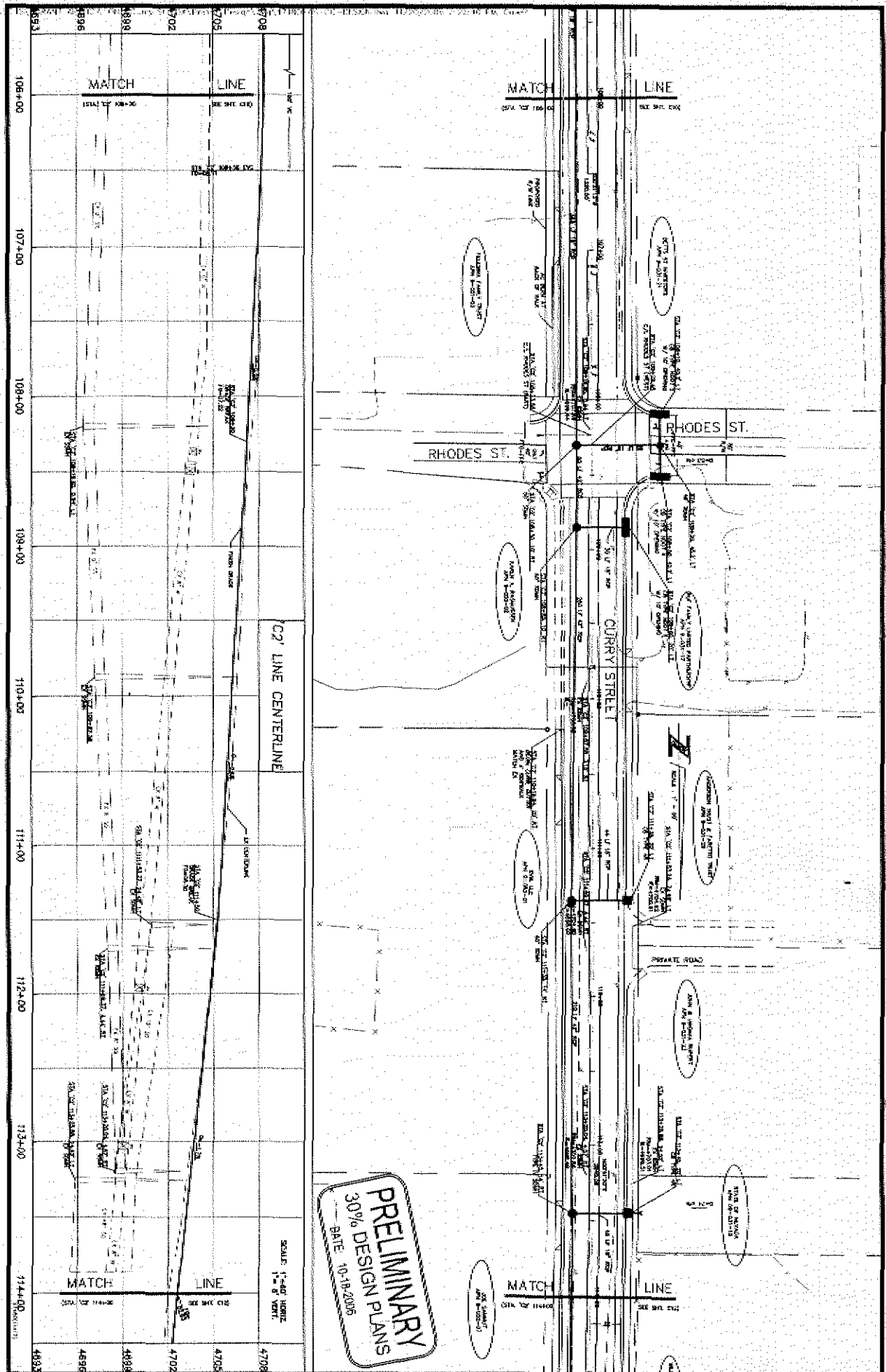


LUMOS AND ASSOCIATES

Civil Engineering • Construction Engineering
Surveying • Material Testing • Planning
804 E. College Blvd., Carson City, NV 89706 (775) 885-7877

SHEET #

C10



CARSON CITY REGIONAL TRANSPORTATION COMMISSION
CURRY STREET
 PLAN & PROFILE

DATE: SEPTEMBER, 2000

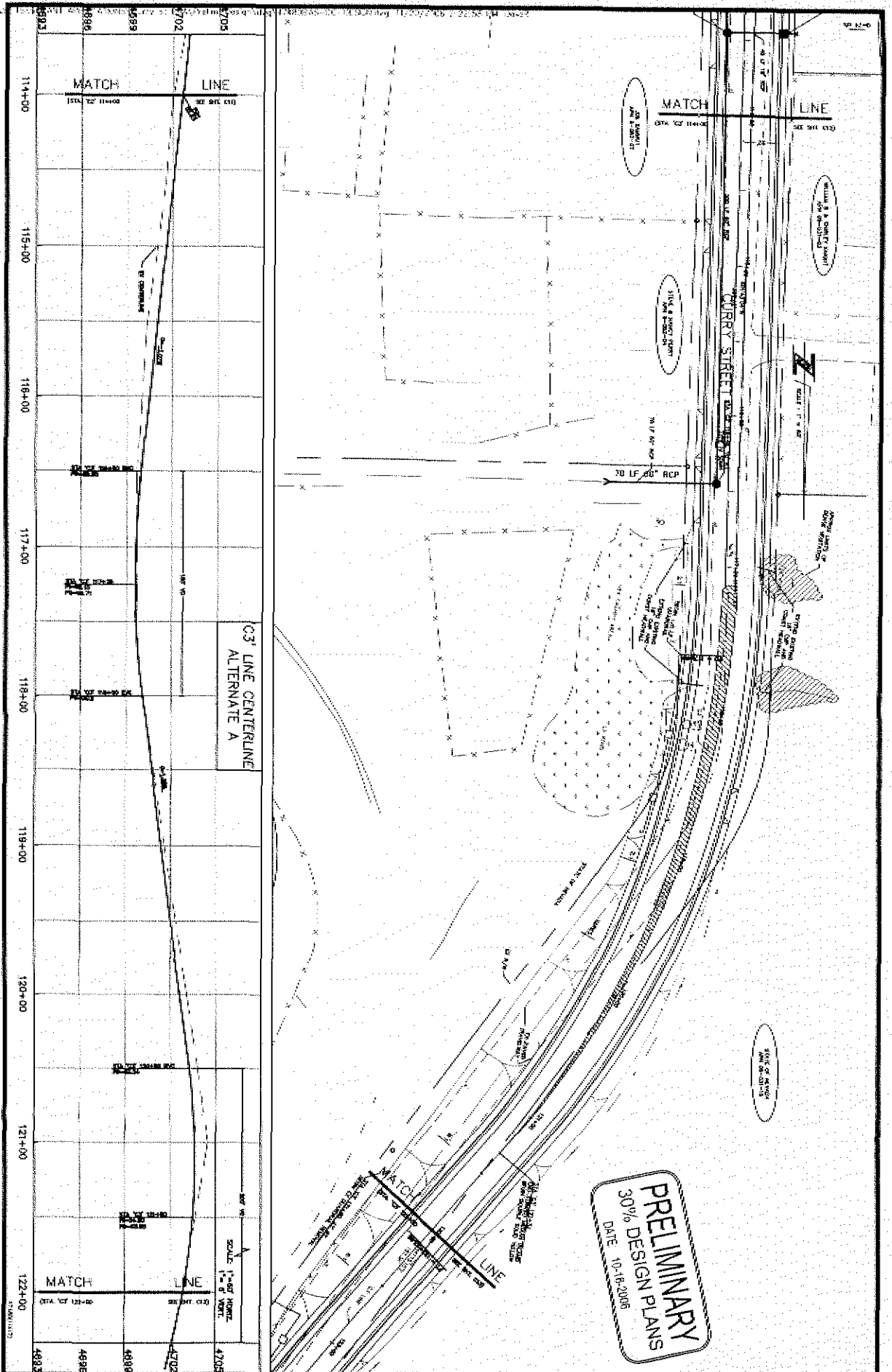
PROJ No: 4748.000



LUMOS AND ASSOCIATES

Civil Engineering - Geotechnical Engineering
 Surveying - Material Testing - Planning
 200 E. College Hwy., Carson City, NV 89704 (775) 882-7070

SHEET #
C11



CARSON CITY REGIONAL TRANSPORTATION COMMISSION
CURRY STREET
 PLAN & PROFILE (ALTERNATE A)

DATE: SEPTEMBER, 2000

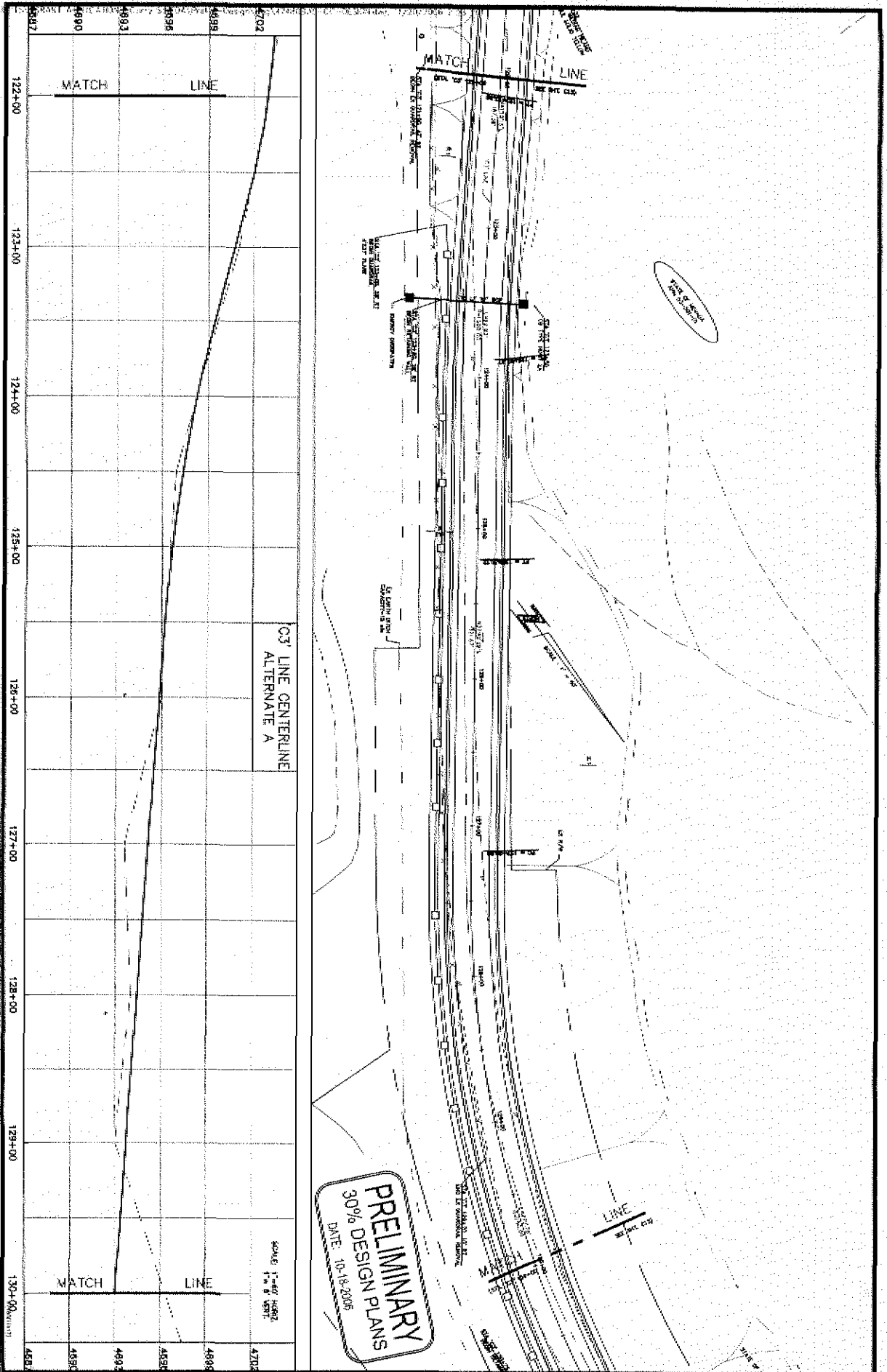
PROJ. No.: 4745.000



LUMOS AND ASSOCIATES
 Civil Engineering - Geotechnical Engineering
 Surveying - Material Testing - Planning
 600 E. College Place, Carson City, NV 89706 (775) 685-7877

SHEET #
C12

PRELIMINARY
 30% DESIGN PLANS
 DATE 10-16-2006



CARSON CITY REGIONAL TRANSPORTATION COMMISSION
CURRY STREET
 PLAN & PROFILE (ALTERNATE A)

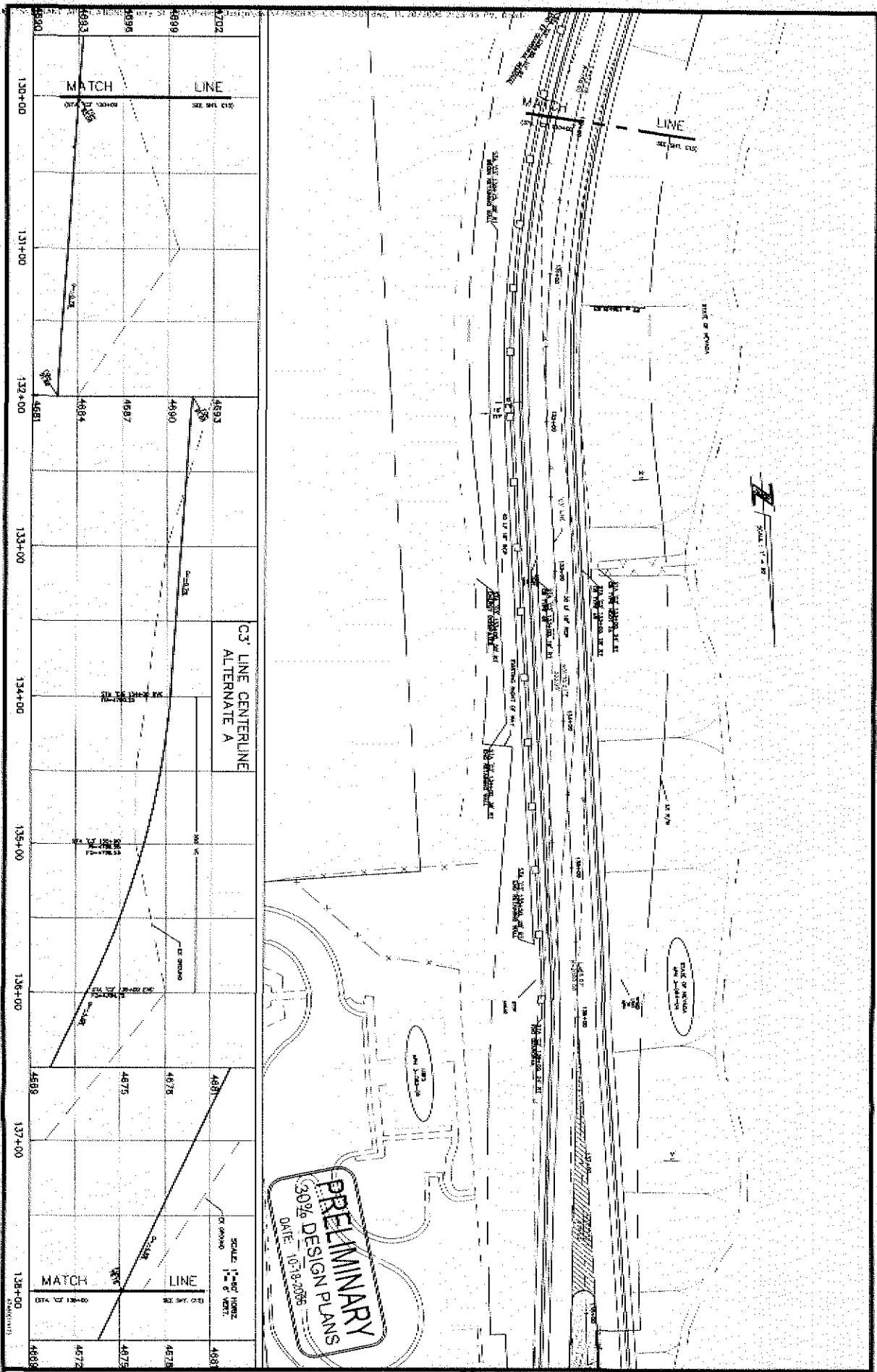
DATE: SEPTEMBER, 2006

PROJ No.: 4748.002



LUMOS AND ASSOCIATES
 Civil Engineering - Geotechnical Engineering
 Surveying - Material Testing - Planning
 800 E. College Blvd., Carson City, NV 89706 (775) 885-1877

SHEET #
C13



CARSON CITY REGIONAL TRANSPORTATION COMMISSION
CURRY STREET
 PLAN & PROFILE (ALTERNATE A)

DATE: SEPTEMBER, 2000

PROJ. No.: 474B-000



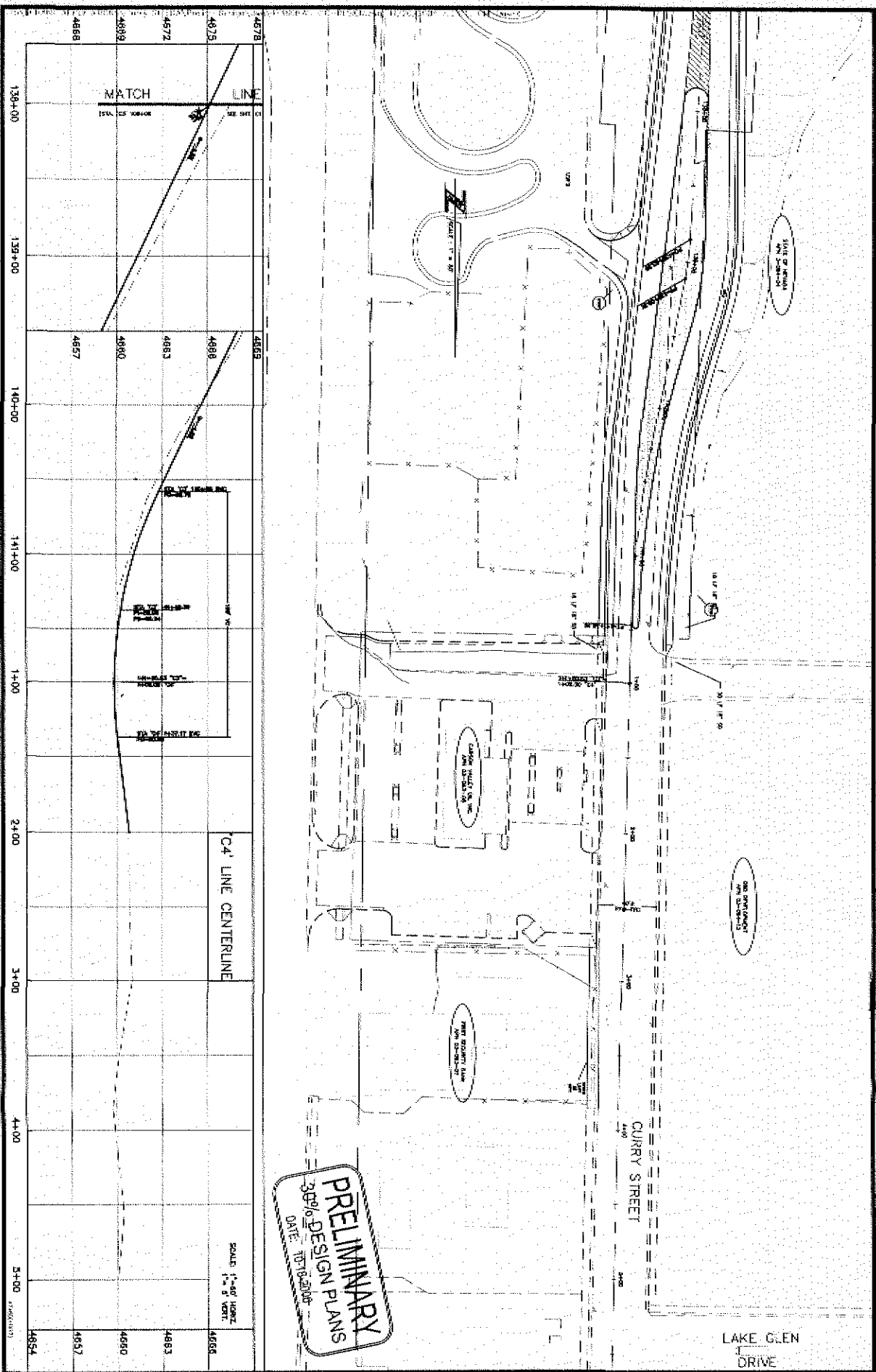
LUMOS AND ASSOCIATES
 Civil Engineering • Geotechnical Engineering
 Surveying • Material Testing • Planning
 801 E. College Pkwy., Carson City, NV 89706 (775) 882-7077

SHEET #
C14

PRELIMINARY
 30% DESIGN PLANS
 DATE 10-18-2005

C3 LINE CENTERLINE
 ALTERNATE A

SCALE 1" = 40' HORIZ.
 1" = 20' VERT.



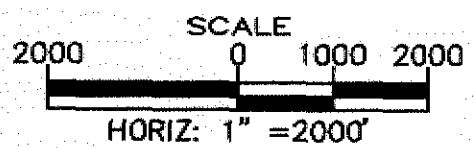
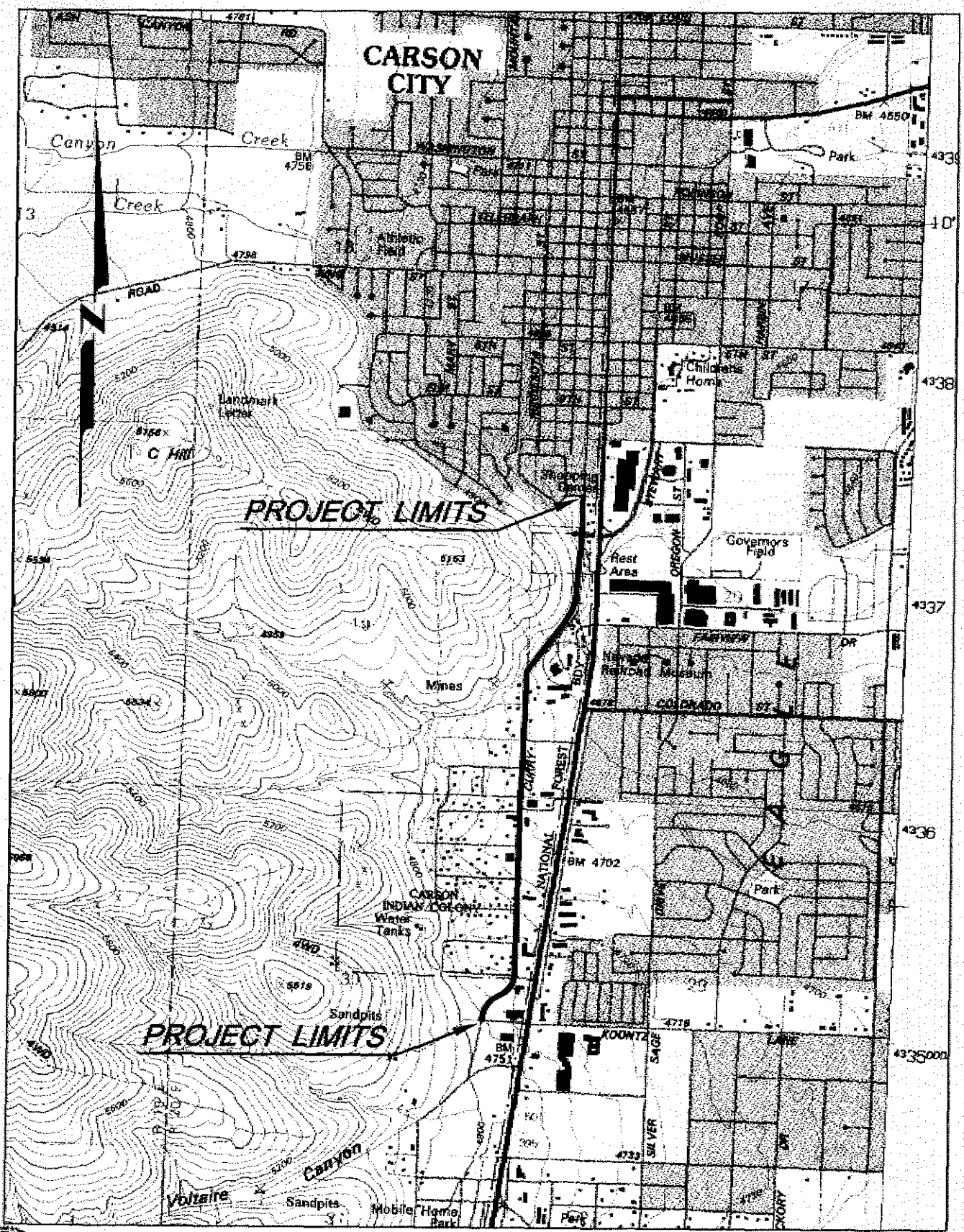
CARSON CITY REGIONAL TRANSPORTATION COMMISSION
CURRY STREET
 PLAN & PROFILE (ALTERNATE A)
 DATE: SEPTEMBER, 2002

HORIZONTAL ALIGNMENT
 REVISED BY CARSON CITY ENGINEERING
 DATE: 10-18-2006

SHEET #

C15

PROJ No.: 4748.000



*Curry Street Widening
& Extension Project*

Washoe Tribe of Nevada and California



Planning Department

919 Highway 395 South
Gardnerville, Nevada 89410
(775) 267-1401 x104 • (775) 450-6174 • FAX (775) 267-1406



Ronald J. Radil
Executive Director, Western Nevada Development District
704 West Nye Lane, suite 201
Carson City, NV 89703

November 28th, 2006

**Re: Support for Carson City's proposal to the U.S. Economic Development Administration
for enhancements to Curry Street**

Dear Mr. Radil:

On behalf of the Washoe Development Corporation and the Washoe Tribe of Nevada and California, I wish to express our pleasure that Carson City has determined the need for enhancing Curry Street between Lake Glen Drive and Koontz Lane. The Tribe is pleased that the City is seeking indications of support and potential positive impacts of the project from local stakeholders, and we understand that they are in the process of obtaining the necessary financial resources. The Tribe therefore supports the City's proposal to the U.S. Economic Development Administration.

The street and frontage enhancements, especially along the portions bordering our Carson Community, are expected to benefit the Tribe economically by enhancing automobile, pedestrian, and bicycle access in the immediate location of the Tribe's existing Smoke Shop, soon to be upgraded to employ approximately 20 Native Americans and Carson City area residents. The proposed City project will also bring the benefit of early site preparation for other potential economic development properties on tribal land along Curry St.

If you should have any other questions about the expected benefits to the Tribe from the proposed road enhancements in this project, please feel free to contact me at (775) 267-1401 x104, or our Economic Development Director, Rod Ariwite, at (775) 267-1401 x103.

Sincerely,

Max Kalhammer
Director, Planning Department

cc: Brian Wallace, Chairman, Washoe Tribe of Nevada and California
Rod Ariwite, Director, Washoe Development Corporation
Andrew Burnham, Carson City, NV, Public Works Director
Larry Werner, Carson City, NV, City Engineer

Zone A: Areas of 100-year flood
Zone B: Areas subject to 100-year flooding with average depth less than 3.0 feet
Floodway: Area of a watercourse that is reserved for conveyance of the 100-year flood

LEGEND

- FLOODWAY
- ▨ ZONE B
- ZONE A

CARSON CITY
Flood Map



CARSON CITY FLOODPLAIN MAP