



# Community Development Department

108 E. Proctor Street  
Carson City, Nevada 89701  
(775) 887-2180 – Hearing Impaired: 711

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Date: January 30, 2016 Item 4.C

To: Redevelopment Authority Citizens Committee  
Meeting of February 6, 2017

From: Lee Plemel, Community Development Director

Subject: Action to make recommendations to the Redevelopment Authority regarding allocation of undesignated Redevelopment funds for Fiscal Year 2017-18 and estimating future allocations for the following four years to implement Redevelopment objectives.

**RECOMMENDED MOTION:** I move to recommend to the Redevelopment Authority the allocation of undesignated Redevelopment infrastructure funds for Fiscal Year 2017-18 and estimating future allocations for the following four years as recommended by the Redevelopment Authority Citizens Committee to implement Redevelopment objectives.

**DISCUSSION:**

The purpose of this item is for the Redevelopment Authority Citizens Committee (RACC) to make its annual recommendations to the Redevelopment Authority regarding certain discretionary funds for consideration in the FY 2017-18 Redevelopment budget. This "Allocation Plan" is intended to provide for general funding for these projects and programs, but does not approve funding for specific projects within these categories. The implementation of specific projects will come back to RACC and/or the Redevelopment Authority according to the appropriate approval process.

The attached spreadsheet shows the Redevelopment Allocation Plan that was approved by the Redevelopment Authority last year. It also shows a list of other programs and projects that have been suggested by the RACC for consideration for funding in current or future years. The RACC may recommend changes to any portion of this Plan to the Redevelopment Authority for consideration when approving the final Redevelopment budget for FY 2017-18. It is estimated that there will be approximately \$488,855 in discretionary Redevelopment funds in FY 2017-18 for which RACC may make recommendations.

A total of \$325,000 was tentatively allocated last year towards certain projects and programs for FY 2017-18. The budget estimate indicates that would leave \$163,855 in undesignated funds for FY 2017-18. In addition, any unused portion of the \$225,000 in undesignated funds in the current Fiscal Year (FY 2016-17) may be carried forward for use in future years.

Following is a status report on the activities previously prioritized by the Redevelopment Authority in the attached Allocation Plan and a brief description of additional projects and programs that have been discussed for consideration by the RACC.

1. Improve the east/west connector streets between Carson Street and Curry Street to match the new Carson Street and Curry Street improvements.

The Downtown Streetscape Enhancement Project includes sidewalk and landscaping improvements to Carson Street between Fifth Street and William Street, and improvements to Curry Street between Musser and Robinson Streets. The sales tax project improvements do not include sidewalk improvements on the connecting streets between Carson and Curry Streets, i.e. Musser, Proctor, Telegraph, Spear and Robinson Streets. Redevelopment funds would be used to make improvements to the sidewalks and landscaping along the side streets similar to the downtown project, including textured concrete and pavers, to improve the overall appearance of the area.

2. Purchase downtown equipment and/or infrastructure to help facilitate special events.

The philosophy behind this activity is to reduce direct funding to individual events over time but replace that funding by providing the “infrastructure” necessary to put events on. \$25,000 has been budgeted and allocated to provide street closures for special events. An additional \$30,000 is budgeted in the current budget (FY 2016-17) to purchase equipment or other infrastructure to facilitate special events, \$10,000 of which has already been recommended by RACC for allocation to a projector for McFadden Plaza events. (The required management and operations plan for the projector is being worked on.) The remaining \$20,000 may be used this year or carried forward to next year. Next year and future years are tentatively budgeted for \$5,000 in this category.

3. Implement a Façade Improvement Program.

A façade improvement program (FIP) assists property owners with improving the exterior appearance of their buildings, thereby improving the general appearance and attractiveness and increasing the overall desirability of the area. A total of \$200,000 was initially budgeted to fund the program, and a total of \$198,475 has been awarded to date. It is anticipated that the program will be funded next year, as well, for which \$20,000 has tentatively been allocated.

4. Continue special event funding.

Special Event funding is anticipated to continue on a reduced basis each year, with the allocation split between arts and culture events and other special events.

5. Assist with undergrounding and utility extensions for new development.

This activity would include participation in the cost of extending or relocating off-site utilities for new development or redevelopment of a property. There are no known projects currently that would utilize such a program, but requests have been made in the past for such assistance and the money has been reserved for the activity. A utilities assistance program could help offset the cost of development where existing conditions with utilities are not conducive to developing a property. Policies and procedures need to be developed to implement such a program (the suspended business assistance program would be a good model with which to start). \$40,000 has gone unused in FY 2016-17 and could be carried forward in this category to supplement the proposed \$20,000 per year in future years or be allowed to expire and transfer into the Undesignated fund for future use for other programs or projects.

6. Assist with the “Greening William Street” corridor improvements.

A “Greening William Street” public event was conducted in 2015 with an EPA grant, resulting in conceptual plans for the William Street commercial corridor from Carson Street to the Freeway. Improvements to William Street are planned in conjunction with other commercial corridor improvements under the approved sales tax expenditure plan. With South Carson Street improvements occurring sooner than originally planned per the City’s agreement with the Nevada Department of Transportation, improvements to William Street will likely be delayed by a couple of years. Staff has tentatively pushed the proposed funding for this project out an additional year from when it was originally planned to accommodate the change in design and construction schedule.

Telegraph to Spear Street Alley improvements.

The alley behind the former Horseshoe Club Casino, running between Telegraph Street and Spear Street, is a public right-of-way. It’s the only remaining public alley in the downtown core. A RACC member noted the poor condition of the area. Downtown project funds have tentatively been allocated to Telegraph Street and Spear Street, but no funds have been allocated to improve the alley area. The alley provides an opportunity to create a nice public space.

McFadden Plaza enhancements.

In addition to other infrastructure and/or equipment that has already been allocated to facilitate events on McFadden Plaza and throughout downtown, other improvements to the plaza have been suggested. In particular, the lack of shade has been noted on hot summer days. Funds could be allocated to pay for shade structures or other improvements.

Downtown ATM installation assistance.

There are currently ATMs at City Hall and at the Wells Fargo bank on the northeast corner of Stewart Street and Musser Street. There are no ATMs on the west side of Carson Street within the immediate downtown core area, where many of the downtown events occur, including near McFadden Plaza. The Redevelopment agency could assist with the cost of installation of an ATM for public convenience.

Car charging station assistance.

As the use of electric vehicles increase, the availability of a charging station could attract travelers to the Redevelopment District.

Downtown magazine racks.

There are several magazine racks throughout the downtown area. The Redevelopment agency could assist in the cost of providing consistent, more attractive magazine racks.

East Spear Street/Children’s Museum improvements/other street improvements.

As downtown streets/sidewalks are improved, funding for other streets needing improvement may be necessary. The Children’s Museum, in particular, has had plans for street frontage improvements to make better use of the existing facilities.

Public art program.

The Carson City Visitors Bureau (CCVB) has recently hired an arts program director. Funds could be set aside to help provide matching funds for various downtown arts programs. A representative of the CCVB is expected to be available at the RACC meeting.

Conclusion:

A total of \$3,711,811 of discretionary Redevelopment funds is estimated to be available in the next five years for RACC's recommendations on allocations. \$1,470,000 (40%) is allocated for the next five years based on the approved allocation plan from last year, and approximately \$2,241,811 of undesignated funds is estimated to be available for future allocations. This does not include any carry-overs from the current budget year, including any unused portion of the \$225,000 in the current Undesignated account and other annual budget savings.

The RACC may recommend and the Redevelopment Authority may approve modifications to the draft Allocation Plan spreadsheet. The RACC and Redevelopment Authority will review the planned expenditures each year and may revise annual budgets and projected expenses based on updated priorities.

Contact Lee Plemel at [lplemel@carson.org](mailto:lplemel@carson.org) or 283-7075 if you have any questions regarding this item.

Attachments:

1. Redevelopment Revolving Fund Allocation Plan
2. Redevelopment 5-year budget projection

**Redevelopment Allocation Plan**

Objective/Program/Project	Current	2017-18	2018-19	2019-20	2020-21	2021-22	5-year Total
1. East/West Downtown Street improvements to match Carson/Curry Street improvements*	\$ 255,225	\$ 200,000	\$ 100,000	\$ 200,000			\$ 500,000
2. Purchase downtown equipment/ infrastructure to facilitate special events	\$ <b>20,000</b>	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 25,000
McFadden Plaza Movie Projector	\$ 10,000						
2(A). Special event support, Public Works street closures	\$ 15,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000
3. Downtown Façade Improvement Program	\$ 200,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 100,000
4. Special Event funding	\$ 60,000	\$ 55,000	\$ 50,000	\$ 45,000	\$ 45,000	\$ 40,000	\$ 235,000
5. Assist with undergrounding and utility extensions for new development	\$ <b>40,000</b>	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 100,000
6. Assist with William Street corridor project**			\$ 185,000	\$ 200,000			\$ 385,000
<i>Additional programs for RACC's consideration:</i>							
Telegraph to Spear Street Alley improvements							\$ -
McFadden Plaza Enhancements (e.g. sun shade structures)							\$ -
Downtown ATM installation assistance							\$ -
Car charging station assistance							\$ -
Downtown magazine racks							\$ -
East Spear Street/Children's Museum Improvements, Other Street Improvements							\$ -
Public Art Program							\$ -
Others?							\$ -
<b>Total Allocated:</b>	\$ 600,225	\$ 325,000	\$ 405,000	\$ 515,000	\$ 115,000	\$ 110,000	\$ 1,470,000
<b>Undesignated Available*:</b>	\$ <b>225,000</b>	\$ <b>163,855</b>	\$ -	\$ <b>177,298</b>	\$ <b>770,074</b>	\$ <b>1,130,584</b>	\$ 2,241,811

\* 1. McFadden Plaza construction in FY 2016-17.

\*\* 6. William Street funding moved back a year due to S. Carson Street project rescheduling  
 Funds in **bold italics** are available to carry forward to future years if unused.

Carson City Redevelopment Authority  
Projection  
FY 2017 - FY 2022

	FY 2017 ReEstimated Budget	FY 2018 Preliminary Budgeted	FY 2019 Projection	FY 2020 Projection	FY 2021 Projection	FY 2022 Projection
<b>REVENUES</b>						
Property Taxes	1,717,909	1,773,767	1,826,980	1,881,789	1,938,243	1,996,390
Interest Revenue	8,000	8,000	8,000	8,000	8,000	8,000
Charges for Services	9,171	9,000	9,000	9,000	9,000	9,000
Beginning Fund Balance	835,661	406,564	200,000	114,095	200,000	200,000
<b>Total Rev and Fund Bal</b>	<b>2,570,741</b>	<b>2,197,331</b>	<b>2,043,980</b>	<b>2,012,884</b>	<b>2,155,243</b>	<b>2,213,390</b>

**EXPENDITURES**

Debt Service (last payment 2021)	279,600	275,400	276,000	281,200	280,800	-
Fiscal Charges	100	100	100	100	100	-
Salary and Benefits:						
Parks:						
Salary	48,599	52,614	54,981	57,455	60,040	62,742
Benefits	10,985	11,365	11,877	12,411	12,969	13,553
Administrative:						
Salary	46,030	45,312	47,125	49,010	50,970	53,009
Benefits	12,548	12,501	13,002	13,522	14,062	14,625
Other Expenditures						
<b>Services &amp; Supplies</b>	<b>194,710</b>	<b>221,182</b>	<b>225,000</b>	<b>225,000</b>	<b>225,000</b>	<b>225,000</b>
Special Events & Activities	66,500	55,000	50,000	45,000	40,000	35,000
Nevada Day	25,000	25,000	25,000	25,000	25,000	25,000
Farmers Market	15,000	15,000	15,000	15,000	15,000	15,000
Xmas Tree Lighting	10,000	10,000	10,000	10,000	10,000	10,000
Epic Rides	49,879	30,000	30,000	30,000	30,000	-
Michael Hohl Incentive (end date 2020)	480,000	480,000	480,000	58,016	-	-
Sales Tax Incentive Program	160,000	160,000	160,000	160,000	160,000	160,000
Campagni Incentive		170,000	176,800	183,872	191,227	198,876
Revolving Loan Program	1	1	1	1	1	1
PW Event Street Closures	15,000	25,000	25,000	25,000	25,000	25,000
Façade Improvement Program	200,000	20,000	20,000	20,000	20,000	20,000
Downtown Equip & Infrastructure	30,000	5,000	5,000	5,000	5,000	5,000
Utility Assistance Program	40,000	20,000	20,000	20,000	20,000	20,000
East/West Downtown Street Impr	255,225	200,000	100,000	200,000	-	-
William Street Corridor Project			185,000	200,000	-	-
Undesignated	<b>225,000</b>	<b>163,855</b>	<b>-</b>	<b>177,298</b>	<b>770,074</b>	<b>1,130,584</b>
Ending Fund Balance	406,564	200,000	114,095	200,000	200,000	200,000
<b>Total Exp and Fund Bal</b>	<b>2,570,741</b>	<b>2,197,331</b>	<b>2,043,980</b>	<b>2,012,884</b>	<b>2,155,243</b>	<b>2,213,390</b>
<b>Tot Rev less Exp</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Services and Supplies:**

General Fund Internal Service Charges	68,273	68,273 *
NID Maintenance	26,472	52,944
Fleet Internal Service Charges	587	587 *
Professional Services	20,000	20,000
Rent and Utilities	21,718	21,718
Advertising/Marketing	9,000	9,000
Publications	1,860	1,860
Membership & Dues	12,500	12,500
X-Mas Ornaments	8,000	8,000
Building Repairs	4,800	4,800
Power	6,400	6,400
Operating Supplies	5,000	5,000
Printing	2,500	2,500
Telephone	1,800	1,800
Travel	1,500	1,500
Heating	1,600	1,600
Training	1,000	1,000
Office Supplies	1,000	1,000
Equipment Repair	500	500
Postage	200	200
	<b>194,710</b>	<b>221,182</b>

\* Subject to Change - Carson City Finance  
has just begun our budget projections  
for FY18