



# Community Development Department

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

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Date: October 30, 2017

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

From: Lee Plemel, Community Development Director

Subject: Action to make a recommendation to the Redevelopment Authority regarding the expenditure of \$100,000 from the FY 2018 Redevelopment Revolving Fund for the Downtown Curry Streetscape Project, for a total of \$350,000 from the FY 2018 Redevelopment Revolving Fund for the Project; and to provide direction to staff regarding the five-year Redevelopment Revolving Fund Allocation Plan.

**RECOMMENDED MOTION:** I move to recommend to the Redevelopment Authority approval of the expenditure of \$100,000 from the FY 2018 Redevelopment Revolving Fund for the Downtown Curry Streetscape Project, for a total of \$350,000 from the FY 2018 Redevelopment Revolving Fund for the Project, as an expense incidental to the carrying out of the Redevelopment Plan that has been adopted by the Carson City Board of Supervisors, and based upon the findings that there is a causal connection between this redevelopment effort and the need for the expenses, the expenses are needed to ensure the success of the redevelopment plan and that the amount of the expenses to be given are minor in comparison to the money required for the overall redevelopment plan.

[Additionally, the RACC should have discussion and may identify potential projects or programs for funding in future budget years, based on available funding. Any projects or programs identified will be included for the RACC's consideration and recommendations to the Redevelopment Authority during the RACC meeting on February 5, 2018.]

## **DISCUSSION:**

The Redevelopment Authority Citizens Committee (RACC) annually makes recommendations to the Redevelopment Authority. The Redevelopment Authority approved the attached Redevelopment Allocation Plan on March 16, 2017.

The purpose of this item is to:

1. Make a recommendation regarding the augmentation of the FY 2018 Redevelopment budget for the Downtown Curry Streetscape Project; and
2. Identify potential projects and programs for funding in the FY 2019 budget and subsequent years.

On June 1, 2017, the Board of Supervisors adopted Resolution 2017-R-19 authorizing the expenditure of \$250,000 in FY 2018 for the Downtown Curry Streetscape Project (side streets).

Allocations of \$200,000 and \$100,000, respectively, were allocated to the Project for the subsequent two years, for a total of \$550,000 from Redevelopment.

On October 19, 2017, the Board of Supervisors approved funding to complete the Downtown Curry Streetscape Project, including all the side streets, as one project in 2018 rather than spreading the completion of the side streets out over two to three years. To accomplish this, an additional \$100,000 in Redevelopment budget savings is proposed to be allocated to the project in FY 2018 (the proposed RACC action), and an additional \$100,000 is proposed to be allocated from the other Downtown Side Street Improvement fund in FY 2019 so the project can be completed and paid for by the end of summer/fall 2018 (FY 2019). The Downtown Side Street Improvement Fund will be augmented by an additional \$100,000 in FY 2020 to compensate for the reduction in funding in FY 2019. (See modifications in highlighted cells in the attached Redevelopment Allocation Plan.)

Staff will also take comments and direction from RACC regarding other projects and programs within the five-year Redevelopment Allocation Plan and prepare information for the RACC meeting on February 6, 2017, at which time the RACC will make formal recommendations regarding priorities and funding for the allocation plan to implement the priority Redevelopment activities.

After including costs savings and additional revenues from FY 2017 (and adjusting downtown streetscape funding as noted above), there is approximately \$98,788 of undesignated funds available in FY 2018 for allocation in this Fiscal Year or to roll forward to future years' projects and programs. The five-year Redevelopment Allocation Plan with updated projections is attached.

### **FY 2017 Status Report**

Following is a status report on the activities in the attached Redevelopment Revolving Fund Allocation Plan that were approved for last year (FY 2017).

#### **Special Event equipment/infrastructure: \$20,000.**

The approved outdoor projector and associated equipment were purchased (\$9,949) and are available for use through the Carson City Library, who is managing the rental of the equipment. The remaining \$10,000 was allocated towards the purchase of tables and chairs for the Community Center events, and the purchase of these items is still pending.

#### **Special Event street closures: \$25,000.**

Public Works provides the street closure services for all downtown special events. The funds have been used to offset that cost.

#### **Façade Improvement Program: \$200,000.**

The attached spreadsheet shows the current status of projects funded last year as well as the project funded this year. There are two projects still under construction from last year and pending reimbursement, and one project under construction under this years' funding. The unused portion of the FY 2017 funds has been rolled forward into the FY 2018 Undesignated account for reallocation to other projects or programs.

#### **Reimagine Space Art Program: \$10,000.**

Funding for the Reimagine Space art program was allocated to the Carson City Culture and Tourism Authority (formerly the Visitors Bureau) late during last year. Those funds have been

rolled forward to this year. The Culture and Tourism Authority has indicated that they plan to implement the project and use the funds within the current Fiscal Year.

Historic Blue Line Rehabilitation: \$26,000.

This project has been delayed, at the direction of the Board of Supervisors, to evaluate long-term solutions for identifying the historic Blue Line tour. A committee has been formed that includes the Transportation Division and the Visitors Bureau. The long-term solution is planned to involve the replacement of the painted blue line with permanent markers in the sidewalks. The Redevelopment funds will be use for this with the additional funds coming through the Visitors Bureau.

**FY 2018 Status Report**

Following is a status report on the activities in the attached Redevelopment Revolving Fund Allocation Plan that were approved for this year (FY 2018).

Downtown Project East/West side streets and alley: \$350,000 (+ \$200K FY19).

The Downtown Curry Streetscape Project is scheduled to start in 2018 and will include the side streets and Telegraph alley with the approved Redevelopment funding.

Special Event equipment/infrastructure: \$5,000.

The annual funding of \$5,000 is planned to address special event needs as they arise. There is no anticipated use for these funds at this time.

Façade Improvement Program: \$100,000.

A total of \$25,000 has been allocated for one project this year, leaving \$75,000 available. See the attached spreadsheet for more detail.

Special Event funding: \$30,000.

A total of \$19,500 of the available \$30,000 has been allocated to Special Events, leaving \$20,500 available in the current Fiscal Year for events that may request assistance. A total of \$25,000 was allocated to the Arts and Cultural Commission for allocation to events, as well.

Utility Assistance Program: \$20,000.

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, but the existing Redevelopment Authority Policies and Procedures provide a good framework in which to review and approve any applications that may come in.

Downtown Entry Signs: \$30,000.

The RACC recommended the allocation of funds for downtown entry signs. With Public Works currently focused on the Downtown Curry Street project and South Carson Street project, it is likely that this project will be delayed until those projects are completed. It may be particularly appropriate to wait until the design of the portion of Carson Street south of Fifth Street is underway to help identify an appropriate location and design of the entryway signage.

Part-time Code Compliance Officer.

While this is no longer a line item on the Allocation Plan, the RACC and Redevelopment Authority authorized the allocation of funds last year to pay for a part-time Code Compliance Officer to improve code enforcement within the Redevelopment District. A part-time officer has been hired, and Redevelopment funds have been shifted to the Administrative Account to pay for the additional staff. The part-time officer is focusing primarily on parking enforcement and other downtown code compliance issue. This staffing addition also helps free up the two other compliance officers to deal with code compliance issues within the Redevelopment District.

Conclusion:

The RACC should have discussion and provide direction to staff regarding projects and programs that the Redevelopment Authority might want to consider for the remainder of FY 2018 and for the FY 2019 or future budgets. Redevelopment staff will return to RACC on February 5, 2018, with any necessary additional information for RACC to make formal recommendations to the Redevelopment Authority. The RACC and Redevelopment Authority will review the expenditure plan 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. Façade Improvement Program funding spreadsheet

**FY 2018 Redevelopment Allocation Plan**

Objective/Project/Program	Last Year	(Current) FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	5-year Total
E/W Downtown street/alley improvements		\$ 350,000	\$ 200,000	\$ -			\$ 550,000
Special Event equipment/ infrastructure	\$ 20,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 25,000
Special event support, street closures	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000
Façade Improvement Program	\$ 200,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000
Special Event funding (RACC)	\$ 60,000	\$ 30,000	\$ 25,000	\$ 20,000	\$ 15,000	\$ 10,000	\$ 100,000
Arts & Culture Commission/Events		\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000
Utility extension assistance		\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 100,000
Assist with William Street corridor project				\$ 85,000	\$ 300,000		\$ 385,000
East Spear Street/Children's Museum Improvements, Other Street Improvements			\$ -	\$ 200,000	\$ 100,000	\$ 100,000	\$ 400,000
South Carson Street beautification			\$ 200,000				\$ 200,000
Downtown Entry Signs		\$ 30,000					\$ 30,000
Reimagined Space Public Art Program	\$ 10,000						
Blue Line rehabilitation	\$ 26,000						
Roll Forward:							
Total Expenditures:	\$ (341,000)	\$ (585,000)	\$ (600,000)	\$ (480,000)	\$ (590,000)	\$ (285,000)	\$ 2,540,000
<b>Undesignated:</b>	\$ -	\$ 98,788	\$ -	\$ 330,059	\$ 352,697	\$ 983,986	\$ 1,765,530
Ending Fund Balance:			\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	

**FAÇADE IMPROVEMENT PROGRAM FUNDING FY 2017**

Business/Owner Name	Property Address	Amount Requested	Project Cost	Amount Approved	Spent + Pending	Due Date	Spent
Curry Musser Proctor & Green LLC	112 N. Curry Street	\$16,250	\$32,500	\$16,250	\$14,100	Complete	14,100
Shaheen Beauchamp Builders LLC	318 N. Carson Street	\$18,218	\$36,436	\$18,218	\$13,355	Complete	13,355
Lopiccolo Trust	224 S. Carson Street	\$25,000	\$67,607	\$25,000	\$25,000	Complete	25,000
Lopiccolo Investment, LLC	310 S. Carson Street	\$25,000	\$71,254	\$25,000	\$25,000	Complete	25,000
Carson Jewelry & Loan	308/310 N. Carson Street	\$14,135	\$28,281	\$13,597	\$3,437	Complete	3,437
David & Robin Shriver	210 S. Carson Street	\$9,360	\$18,720	\$9,360	\$9,360	7/6/17	*
Garibaldi's Restaurant	307 N. Carson Street	\$21,076	\$42,153	\$21,076	\$0	7/6/17	Expired
Kitzmeyer LLC	206-210 N. Carson Street	\$23,500	\$47,000	\$23,500	\$23,500	8/1/17	*
Former Horseshoe Club	402 N. Carson Street	\$25,000	\$96,176	\$25,000	\$25,000	Complete	25,000
Former Horseshoe Club	408 N. Carson Street	\$19,429	\$38,858	\$19,429	\$19,425	Complete	17,329
	<b>Total:</b>	<b>\$196,968</b>	<b>\$478,985</b>	<b>\$196,430</b>	<b>\$158,177</b>		<b>123,221</b>
	<b>Available:</b>			\$200,000	\$200,000		200,000
	<b>Remaining:</b>				\$41,823		76,779

Updated October 20, 2017

\* Building permits obtained and improvements initiated.

**FAÇADE IMPROVEMENT PROGRAM FUNDING FY 2018**

Business/Owner Name	Property Address	Amount Requested	Project Cost	Amount Approved	Spent + Pending	Due Date	Spent
Douglass Development LLC	410 N. Carson Street	\$25,000	\$66,116	\$25,000	\$25,000	2/7/18	*
	<b>Total:</b>	<b>\$25,000</b>	<b>\$66,116</b>	<b>\$25,000</b>	<b>\$25,000</b>		<b>0</b>
	<b>Available:</b>			\$100,000	\$100,000		100,000
	<b>Remaining:</b>				\$75,000		100,000

Updated October 20, 2017

\* Building permits obtained and improvements initiated.