



Community Development Department

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Staff Report To: Redevelopment Authority Citizens Committee

Meeting Date: February 5, 2018

Staff Contact: Lee Plemel, Director (lplemel@carson.org); 283-7075)

Agenda Title: For Possible Action: To make recommendations to the Redevelopment Authority regarding allocation of Redevelopment undesignated funds for Fiscal Year 2019 and estimating future allocations for the following four years to implement Redevelopment objectives.

Staff Summary: The Redevelopment Authority Citizens Committee (RACC) annually makes recommendations to the Redevelopment Authority regarding the allocation of undesignated Redevelopment funds and certain discretionary program funds. Allocations were estimated last year for FY 2018 and future funding, and RACC may modify these allocations and/or add other projects or programs for current or future program funding.

Proposed Motion: I move to recommend to the Redevelopment Authority the allocation of undesignated Redevelopment infrastructure funds for Fiscal Year 2019 and estimating future allocations for the following four years as recommended by the Redevelopment Authority Citizens Committee.

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 2019 Redevelopment budget and subsequent years. This “Allocation Plan” is intended to provide for budgeting for the proposed projects and programs, but does not constitute final approval of funding for specific projects within these categories. The implementation of specific projects would have to come back to RACC and/or the Redevelopment Authority, according to the appropriate approval process, for the final approval of expenditures.

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 and Redevelopment Authority 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 its consideration when approving the final Redevelopment budget for FY 2019. There is currently \$68,859 in Undesignated funds in the FY 2018 Redevelopment budget that may be allocated to new programs or projects or rolled forward for use in future years. Additional Undesignated funds may come available in future years as noted on the Allocation Plan.

Following is a status report on the activities previously prioritized by the Redevelopment Authority, as identified in the attached Allocation Plan.

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

This project is fully funded and scheduled to be completed in 2018.

2. Purchase 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 conduct events. The Redevelopment Authority has budgeted \$5,000 annually for this activity. On this same RACC agenda, a request to use the available funds to purchase a large special event tent will be considered. In addition to this equipment funding, \$25,000 has been budgeted and allocated each year to provide street closures for special events.

3. 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 in FYs 2015-17 to fund the program, and \$100,000 is budgeted in FY 2018 and future years. To date, approximately \$158,000 has been reimbursed to property owners for façade improvement expenses, which has resulted in more than \$192,000 in private investment for a total of more than \$350,000 in downtown building improvements.

Unused funds from the program in FY 2017 have been rolled forward into the Undesignated category for FY 2018. One project has been approved in FY 2018 in the amount of \$25,000.

4. Continue special event funding.

Special Event funding is anticipated to continue on a reduced basis each year. Arts and Culture funding is budgeted to continue at \$25,000 per year.

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.

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. Public Works staff will continue to seek grant funding supplement the Redevelopment and sales tax funding to complete this project.

7. *Downtown sidewalk improvements.*

As downtown streets/sidewalks continue to be improved in the immediate downtown area, the desire to make similar improvements to other streets has been identified for future funding. Funding for this activity was pushed back one year to FY 2020 to be able to complete the entire downtown Curry Street project in one year (in 2018).

This project category previously included improvements on Anne Street, adjacent to the Children's Museum, to create a new plaza area as part of the Museum. The Children's Museum staff has revised conceptual plans and now do not plan on revising the public right-of-way. Instead, they are proposing to create an on-site, secured playground area in the front and side of the building. This should reduce the proposed project cost from what was originally proposed. This project was specifically identified by the Board of Supervisors for consideration and, as such, has been included as a separate item for consideration under the list of the new programs and projects. Children's Museum staff did not have a project cost estimate as of the writing of this staff report but are anticipated to have one by the RACC meeting date and attend the RACC meeting to answer questions.

8. *South Carson Street project enhancement.*

The Redevelopment Authority has allocated \$200,000 in FY2019 to provide for beatification enhancements to the South Carson Street Complete Streets Project. The project is expected to start construction by 2019. The RACC has received updates regarding the project in the past.

9. *Downtown Entry Signs.*

The Redevelopment Authority allocated \$30,000 for downtown gateway signage. A prior item on this RACC agenda is a request to allocate the funds for design and construction of gateway signage in conjunction with the design and construction of a portion of the South Carson Street project between Fairview Drive and 5th Street.

10. *“Reimagine Space” Public Art Program.*

Implemented through the Culture and Tourism Authority, the Reimagine Space public art program would use existing, vacant or semi-vacant tenant spaces to create public art displays. The one-time funding would be used to purchase most of the equipment necessary for the continued operation of the program. It is anticipated that the program will be implemented in the Spring of 2018.

11. *Historic “Blue Line” rehabilitation.*

In 2016, the RACC recommended an allocation of \$26,000 to rehabilitate the Blue Line on the Historic Blue Line self-guided tour route. This initial intent was to remove and repaint the blue line. Based on subsequent discussions with the Board of Supervisors, the project transformed into exploring a more permanent solution for identifying the Historic Blue Line tour route. The Culture and Tourism Authority has been working with the Public Works Department and a committee of stakeholders to identify a solution, which is proposed to include sidewalk medallions, signage, and a smartphone app.

New Projects and Programs:

The following projects and programs were discussed by RACC and the Redevelopment Authority for consideration and prioritization in developing the Redevelopment Allocation Plan for the next five years.

Community Center/Bob Boldrick Theater seat replacement.

This project was identified as a high priority by the Board of Supervisors. The cost of the complete Theater rehabilitation project is approximately \$600,000, \$170,000 of which is currently available in the Parks and Recreation fund leaving \$430,000 unfunded. The costs break down as follows, as estimated by the Parks and Recreation Department:

- \$50,000 – Design and contingency
- \$300,000 – Purchase, removal, replacement and installation of 700 seats
- \$50,000 – Resurfacing and treating concrete flooring
- \$100,000 – Painting
- \$100,000 – Removal and replacement of acoustic panels

The Parks and Recreation Department indicates they would start construction of the improvements as early as late 2018 (FY 2019), subject to obtaining the funding. Redevelopment does not have the funds available in FY 2019 to fully fund the seating replacement or other project elements. Should funding be allocated to this project, it would be contingent upon other funding outside of Redevelopment being allocated by the Board of Supervisors to complete the project.

Children's Museum playground.

As noted above, Children's Museum staff are proposing to create an on-site, secured playground area in the front and side of the existing building. Children's Museum staff did not have a project cost estimate as of the writing of this staff report but are anticipated to have one by the RACC meeting date. Should they obtain funding, they would like to start construction of the project in FY 2019, as early as the summer/fall of 2018.

Fiji Park Fairgrounds Arena sound system replacement.

The Fairgrounds Arena sound system is old and has recurring problems. The estimated cost of a new sound system is \$75,000-\$100,000. This includes approximately \$35,000-\$40,000 for a new "rack" system in control booth and \$40,000-\$60,000 for new outdoor speakers and other associated equipment.

Portable sound system (e.g. for McFadden Plaza).

The existing portable sound system in the Parks and Recreation Department has proven inadequate for large crowds at McFadden Plaza. A better portable sound system (two-speaker PA with wireless mic) would cost approximately \$5,000. Such a sound system would become part of the Parks and Recreation inventory of event equipment.

Fuji Park event tents.

The Redevelopment Authority has discussed the consideration of funding additional tents for events. As noted in the item earlier on this RACC agenda requesting funds to purchase one tent, only \$5,000 per year is allocated now for purchasing this type of equipment for events, with each tent costing approximately \$5,000 depending on its size. The RACC and Redevelopment Authority may consider allocating more funds to single bulk purchase of event tents. Should funding be allocated to this project, staff would work with the Parks and Recreation Department to identify appropriate tents for purchase based on past usage and anticipated needs.

Building clearance assistance.

Nevada redevelopment law (NRS 279) allows redevelopment agencies to pay part or all of the cost of the clearance of buildings for redevelopment purposes. Of particular mention on this topic has been the former Cactus Jack's site, which contains a historic structure in significant disrepair. While there are other issues that need to be considered regarding that particular property due to its historic status, the set-aside of Redevelopment funds could help a property owner decide to redevelop a site that would otherwise not be redeveloped due to the cost of demolition of existing structures. (Note: In the particular case of Cactus Jack's, demolition would almost certainly include an arduous process of disassembling the existing structure in order to reuse the materials.)

Downtown housing assistance program.

Downtown housing would help create more activity and support more businesses in the downtown area. The Board of Supervisors has identified the promotion of downtown housing as a goal. One way to encourage downtown housing is provide a financial incentive to developers of downtown properties. Such a program does not currently exist, but one could be modeled similar to the façade improvement program. Should the RACC and Redevelopment Authority make this a priority with available Redevelopment funding, staff would need to develop a program that would meet the goals of the program as identified by the Authority.

Conclusion:

In addition to the above projects and programs, the RACC may recommend other projects or programs for the RACC's recommendations and Redevelopment Authorities consideration. Using the attached spreadsheet, staff will assist the RACC to rank the new proposed projects and programs and make recommendations on the allocation of Redevelopment funding for the remainder of this year, the next budget year, and estimate allocations for the following four years.

If you have any questions regarding this item, please contact Lee Plemel at 283-7075 or lplemel@carson.org.

Attachments:

- A. FY 2018 Redevelopment Allocation Plan
- B. Redevelopment 5-year budget projection

DRAFT FY 2019 Redevelopment Allocation Plan

Objective/Project/Program	(Current) FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	5-year Total
E/W Downtown street/alley improvements	\$ 350,000	\$ 200,000	\$ -				\$ 200,000
Special Event equipment/ infrastructure	\$ 5,000	\$ 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	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000
Special Event funding (RACC)	\$ 30,000	\$ 25,000	\$ 20,000	\$ 15,000	\$ 10,000	\$ 5,000	\$ 75,000
Arts & Culture Commission/Events	\$ 25,000	\$ 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	\$ 20,000	\$ 100,000
Assist with William Street corridor project			\$ 85,000	\$ 300,000			\$ 385,000
Downtown Sidewalk Improvements			\$ 200,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000
South Carson Street beautification		\$ 200,000					\$ 200,000
Downtown Entry Signs	\$ 30,000						\$ -
Reimagined Space Public Art Program	\$ 10,000						\$ -
Blue Line rehabilitation	\$ 26,000						\$ -
<i>Bob Boldrick Theater seat replacement</i>							\$ -
<i>Children's Museum playground</i>							\$ -
<i>Fuji Fairgrounds arena sound system</i>							\$ -
<i>Portable event sound system</i>							\$ -
<i>Fuji Park event tents</i>							\$ -
<i>Building clearance assistance program</i>							\$ -
<i>Downtown housing assistance program</i>							\$ -
Roll Forward:	\$ 68,859	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Expenditures:	\$ (689,859)	\$ (600,000)	\$ (480,000)	\$ (590,000)	\$ (285,000)	\$ (280,000)	\$ (2,235,000)
Undesignated:	\$ -	\$ 68,859	\$ 316,516	\$ 338,235	\$ 968,560	\$ 1,019,134	\$ 2,711,304

Note: FY 2018 allocations in ***bold/italics*** have been authorized for expenditure.

Carson City Redevelopment Authority
Projection
FY 2018 - FY 2023

	FY18 Actual (Unaudited)	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
REVENUES		Budgeted	Projection	Projection	Projection	Projection	Projection
Property Taxes	1,294,786	1,837,963	1,893,102	1,949,895	2,008,392	2,068,644	2,130,703
Interest Revenue	7,455	8,000	8,000	8,000	8,000	8,000	8,000
Charges for Services	7,350	9,000	9,000	9,000	9,000	9,000	9,000
Beginning Fund Balance	574,014	574,014	462,475	200,000	200,000	200,000	200,000
Roll-Forward	330,545	330,545					
Total Rev and Fund Bal	2,214,150	2,759,522	2,372,577	2,166,895	2,225,392	2,285,644	2,347,703
EXPENDITURES							
Debt Service (last payment 2021)	20,200	275,400	276,000	281,200	280,800	-	-
Fiscal Charges	-	100	100	100	100	-	-
Sal and Ben:							
Parks:	Salary	33,652	78,874	82,424	86,133	90,009	94,059
	Benefits	10,045	22,111	23,106	24,146	25,233	26,368
Administrative:	Salary	22,155	51,929	54,006	56,166	58,413	60,750
	Benefits	6,613	14,557	15,139	15,745	16,375	17,030
Other Expenditures							
Services & Supplies	48,665	173,027	225,000	225,000	225,000	225,000	225,000
Special Events & Activities	13,000	30,000	25,000	20,000	15,000	10,000	5,000
Arts & Cultural Events	20,800	31,000	25,000	25,000	25,000	25,000	25,000
Nevada Day	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Farmers Market	14,997	15,000	15,000	15,000	15,000	15,000	15,000
Xmas Tree Lighting	9,960	10,000	10,000	10,000	10,000	10,000	10,000
Epic Rides	82	30,000	30,000	30,000	-	-	-
Michael Hohl Incentive (end date 2020)	-	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	206,831
Revolving Loan Program	-	1	1	1	1	1	1
PW Event Street Closures	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Façade Improvement Program	51,689	175,189	100,000	100,000	100,000	100,000	100,000
Downtown Equip & Infrastructure	-	25,000	5,000	5,000	5,000	5,000	5,000
Utility Assistance Program	-	20,000	20,000	20,000	20,000	20,000	20,000
East/West Downtown Street Impr	9,949	350,000	200,000	-	-	-	-
William Street Corridor Project	-	-	-	85,000	300,000	-	-
South Carson Street Project	-	-	200,000	-	-	-	-
Downtown Side Street Improvements	-	-	-	200,000	100,000	100,000	100,000
Blue Line Rehabilitation	-	26,000	-	-	-	-	-
Reimagine Space Art Program	-	10,000	-	-	-	-	-
Downtown Entry Signs	-	30,000	-	-	-	-	-
Undesignated	-	68,859	-	316,516	338,235	968,560	1,019,134
Ending Fund Balance	1,902,344	462,475	200,000	200,000	200,000	200,000	200,000
Total Exp and Fund Bal	2,214,150	2,759,522	2,372,577	2,166,895	2,225,392	2,285,644	2,347,703
Tot Rev less Exp	-	-	-	-	-	-	-

Services and Supplies:

General Fund Internal Service Charges	68,268	51,669
NID Maintenance	26,472	26,472
Fleet Internal Service Charges	587	-
Professional Services	4,761	20,000
Rent and Utilities	21,718	21,726
Advertising/Marketing	5,865	9,000
Publications	227	1,860
Membership & Dues	12,849	8,000
X-Mas Ornaments	7,000	8,000
Building Repairs		4,800
Power	3,906	6,400
Operating Supplies	1,306	5,000
Printing		2,500
Telephone	59	1,800
Travel		1,500
Heating	730	1,600
Training		1,000
Office Supplies	439	1,000
Equipment Repair	51	500
Postage		200
	154,238	173,027