



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: June 21, 2018

Staff Contact: Lee Plemel, Community Development Director

Agenda Title: For Possible Action: To adopt a Resolution authorizing the expenditure of \$1,418,787 from the Fiscal Year 2019 Redevelopment Revolving Fund to support various events and incentives as an expenditure incidental to the carrying out of the Redevelopment Plan.

Staff Summary: NRS 279.628 requires any expenditure from the Redevelopment Revolving Fund to be approved by Resolution of the Board of Supervisors. The Redevelopment Authority adopted the budget on May 17, 2018, to include \$25,000 for Nevada Day, \$15,000 for the downtown farmers market, \$10,000 for the annual Christmas tree lighting event, \$30,000 for the 2019 Epic Rides mountain bike festival, \$25,000 for special event street closures, \$50,000 for the Façade Improvement Program, \$200,000 for the downtown Curry Street project (side streets), \$200,000 for the S. Carson Street Complete Streets project, \$480,000 for the annual Michael Hohl, Inc. auto dealership incentive General Fund reimbursement, \$223,787 for the annual Richard Campagni auto dealership incentive, and \$160,000 for the Southgate Mall and Carson Mall sales tax reimbursement agreements.

NRS 279.628 permits the expenditure of money from the Redevelopment Revolving Fund for the purpose of any expenses necessary or incidental to the carrying out of Redevelopment Plans. **Pursuant to NRS 279.628, this Resolution must be adopted by a two-thirds vote of the Board of Supervisors.**

Agenda Action: Resolution

Time Requested: 5 minutes

Proposed Motion

I move to adopt Resolution No. 2017-R-__ authorizing the expenditure of \$1,418,787 from the Fiscal Year 2019 Redevelopment Revolving Fund to support various events and incentives as an expenditure incidental to the carrying out of the Redevelopment Plan.

Board's Strategic Goal

Economic Development

Previous Action

On May 21, 2018, the Redevelopment Authority approved the FY 2019 Redevelopment Revolving Fund budget to include the above reference expenditures.

Background/Issues & Analysis

The proposed expenditures include ongoing annually budgeted expenditures within the Redevelopment Revolving Fund as well as individual projects that have been approved in the budget for the next Fiscal Year. The Redevelopment Authority approved the Redevelopment Revolving Fund budget, including the proposed expenditures, on May 17, 2018. Adoption of the Resolution by the Board is required by NRS 279.628 to authorize the expenditures from the Redevelopment Revolving Fund.

Other expenditures within the FY 2019 Revolving Fund budget remain to be approved as part of future decisions on the use of the funds—e.g. downtown equipment and infrastructure. Funding in the budget for the Bob Boldrick Theater improvements will be brought back to the Board at a future date when a more detailed estimate of the available funding for the project is known after the current Fiscal Year accounting is closed out.

Contact Lee Plemel at 283-7075 or lplemel@carson.org if you have questions regarding this item.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 279.382 – 279.685

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number: 603 Redevelopment Revolving Fund

Is it currently budgeted? Yes No

Explanation of Fiscal Impact: The funds are budgeted in the FY 2019 Redevelopment budget.

Alternatives

Do not approve the expenditures.

Attachments:

- 1) Resolution
- 2) Approved FY 2019 Redevelopment Revolving Fund budget (and five-year projection)

Board Action Taken:

Motion: _____

1) _____
2) _____

Aye/Nay

(Vote Recorded By)

RESOLUTION NO. 2018-R-_____

A RESOLUTION AUTHORIZING THE EXPENDITURE OF \$1,418,787 FROM THE FISCAL YEAR 2019 REDEVELOPMENT REVOLVING FUND TO SUPPORT VARIOUS EVENTS AND INCENTIVES AS AN EXPENDITURE INCIDENTAL TO THE CARRYING OUT OF THE REDEVELOPMENT PLAN.

WHEREAS, pursuant to NRS 279.628, the Carson City Board of Supervisors must approve by resolution, adopted by a two-thirds vote, the expenditure of money from the Revolving Fund for the Redevelopment Authority for any expenses incidental to the carrying out of a Redevelopment Plan adopted by the Carson City Board of Supervisors; and

WHEREAS, the Redevelopment Plan for Redevelopment Project Area No. 1 encourages redevelopment assistance for daytime and evening special events and promotional activities and the highest level of recreational opportunities for residents and visitors of all age levels and thus, there is a causal connection between this redevelopment effort and the need for this expenditure; and

WHEREAS, the Redevelopment Plan for Redevelopment Project Area No. 2 encourages redevelopment assistance by retaining and enhancing auto sales on South Carson Street, filling vacant buildings and encouraging new development throughout the Project Area; and

WHEREAS, this incidental expense is necessary to ensure the Redevelopment Plan's objectives have been met; and

WHEREAS, the Redevelopment Authority approved the following expenditures in the Fiscal Year 2019 Redevelopment Revolving Fund budget on May 21, 2018.

NOW, THEREFORE, BE IT RESOLVED that the Carson City Board of Supervisors hereby authorizes the expenditure of \$1,418,787 from the Fiscal Year 2019 Redevelopment Revolving Fund for the support of the following projects:

- \$25,000 for Nevada Day;
- \$15,000 for Farmers Market;
- \$10,000 for Christmas Tree Lighting;
- \$30,000 for EPIC Rides 2017 mountain bike festival;
- \$25,000 for special event street closures;
- \$50,000 for the Façade Improvement Program;
- \$200,000 for the downtown Curry Street project (side streets);
- \$200,000 for the S. Carson Street Complete Streets project;
- \$480,000 for Michael Hohl, Inc., incentive General Fund reimbursement;
- \$223,787 for Richard Campagni incentive;
- \$160,000 for the sales tax reimbursement incentive program previously approved for the Southgate Mall and Carson Mall; and

Upon motion by Supervisor _____, seconded by Supervisor _____, the foregoing Resolution was passed and adopted this _____ day of _____, 2018 by the following vote:

AYES: _____

NAYS: _____
ABSENT: _____
ABSTAIN: _____

Robert L. Crowell, Mayor

ATTEST:

Sue Merriwether, Clerk

Carson City Redevelopment Authority
Projection
FY 2018 - FY 2023

	FY 2018 Re-Estimated Budgeted	FY 2019 Projection	FY 2020 Projection	FY 2021 Projection	FY 2022 Projection	FY 2023 Projection	
REVENUES							
Property Taxes	1,863,779	1,931,330	1,989,270	2,048,948	2,110,416	2,173,728	3% in FY 20 - 23
Interest Revenue	9,500	9,500	9,500	9,500	9,500	9,500	
Charges for Services	7,500 0	7,500 0	7,500	7,500	7,500	7,500	
Beginning Fund Balance Roll-Forward	574,014 330,545	597,743	200,000	200,000	200,000	200,000	
Total Rev and Fund Bal	2,785,338	2,546,073	2,206,270	2,265,948	2,327,416	2,390,728	
EXPENDITURES							
Debt Service (last payment 2021)	275,400	276,000	281,200	280,800	-	-	Actual
Fiscal Charges	100	100	100	100	-	-	
Sal and Ben:							
Parks:	Salary Benefits	63,593 17,618	69,337 22,022	72,457 23,013	75,718 24,049	79,125 25,131	82,686 26,262
Administrative:	Salary Benefits	54,062 16,425	63,364 28,526	65,899 29,667	68,535 30,854	71,276 32,088	74,127 33,371
Other Expenditures							
Services & Supplies	173,027	169,940	225,000	225,000	225,000	225,000	
Special Events & Activities	30,000	25,000	20,000	15,000	10,000	5,000	
Arts & Cultural Events	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	
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	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	215,180	223,787	232,739	242,048	251,730	261,799	4% inc. in Sales Taxes
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	
Façade Improvement Program	125,189	50,000	50,000	50,000	50,000	50,000	
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	
East/West Downtown Street Impr	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	-	-	-	-	-	
Bob Boldrick Theater	242,996	-	-	-	-	-	
Undesignated	-	-	348,179	368,843	998,065	1,047,481	
Ending Fund Balance	597,743	200,000	200,000	200,000	200,000	200,000	
Total Exp and Fund Bal	2,785,338	2,546,073	2,206,270	2,265,948	2,327,416	2,390,728	
Tot Rev less Exp	-	-	-	-	-	-	
Services and Supplies:							
General Fund Internal Service Charges	51,669	53,106					
NID Maintenance	26,472	26,472					
Fleet Internal Service Charges	-	-					
Professional Services	20,000	20,000					
Rent and Utilities	21,726	21,702					
Advertising/Marketing	9,000	9,000					
Publications	1,860	1,860					
Membership & Dues	8,000	8,000					
X-Mas Ornaments	8,000	8,000					
Building Repairs	4,800	4,800					
Power	6,400	6,400					
Operating Supplies	5,000	2,000					
Printing	2,500	1,000					
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					
	173,027	169,940					