



Community Development Department

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Staff Report To: Redevelopment Authority Citizens Committee

Meeting Date: August 6, 2018

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

Agenda Title: For Possible Action: To provide an update on Redevelopment funding allocations for FY 2019, to discuss potential projects for funding in FY 2020, and to discuss policies related to funding various projects, programs and events.

Staff Summary: The Redevelopment Authority Citizens Committee annually (each February) makes recommendations to the Redevelopment Authority regarding funding for the following year. The purpose of this item is to provide an update to the RACC on funding that was approved by the Redevelopment Authority for FY 2019, to have discussion on potential projects to explore for future funding, and to discuss policies related to Redevelopment funding.

Proposed Motion: [No action. Staff will take comments under consideration for future agenda items.]

DISCUSSION:

Attached is the FY 2019 Redevelopment Discretionary Funds Tentative Allocation Plan approved by the Board of Supervisors on March 15, 2018. This Allocation Plan projects revenues and expenses from the Redevelopment Revolving Fund for the next five years, and it prioritizes projects and programs for future funding. The Plan is reviewed and updated annually by the Redevelopment Authority Citizens Committee (RACC) and the Redevelopment Authority.

All projected Redevelopment revenues are accounted for this year, FY 2019. Following are updates on the projects and programs identified in the Allocation Plan.

1. *East/West downtown street and alley improvements. (\$200,000 in FY 2019)*

This project is under construction and scheduled to be completed in 2018 as part of the Curry Street project. \$250,000 of Redevelopment funds were allocated in FY 2018, for a total of \$250,000.

2. *Purchase equipment and/or infrastructure to help facilitate special events. (\$5,000 per year)*

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.

\$5,000 was approved in FY 2018 for the purchase of a portable sound system. That purchase has not occurred to date, but Parks and Recreation staff should be ordering the equipment in August. \$5,000 is allocated in FY 2019 but has not been approved for a specific purchase.

3. *Special event support—street closures. (\$25,000 per year)*

The Redevelopment Authority allocates \$25,000 annually to support street closures for events, including the preparation of traffic plans for events and the physical closure of the streets during events. This program has streamlined the Special Event process for applicants.

4. *Facade Improvement Program (\$50,000 per year)*

The 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 approximately \$153,000 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. In addition, two projects from FY 2018 are pending completion, with approximately \$45,000 allocated to exterior improvement projects that will total approximately \$138,000.

No applications have been received for the FY 2019 funding, to date. Redevelopment staff will reach out to property owners within the Redevelopment District to make them aware of the program while funding remains available.

5. *Continue special event funding (\$25,000 events; \$25,000 Arts & Culture in FY 2019)*

Special Event funding is anticipated to continue on a reduced basis each year, with \$25,000 allocated for FY 2019. To date, \$14,000 has been approved for events in FY 2019. Additionally, Arts and Culture funding is budgeted to continue at \$25,000 per year.

6. *Assist with undergrounding and utility extensions for new development. (\$20,000 in FY 2020)*

This activity would include participation in the cost of extending or relocating off-site utilities for new development or redevelopment of a property. In order to provide funding in FY 2019 for other priority projects, this activity has not been recommended for funding this year. Should a project come forward that needs such assistance in order for the project to proceed, it is possible that budget saving from the prior year or other roll-forward funds could be used, or funds could be reallocated from another project or program. It is anticipated to allocate \$20,000 to this activity for the following year.

7. *Assist with the “Greening William Street” corridor improvements. (\$85,000 in FY 2020)*

The “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. Funding in FY 2020 is tentatively allocated in the amount of \$85,000 for project design and \$300,000 in FY 2021 for

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

8. *Downtown sidewalk improvements. (\$200,000 in FY 2020; \$100,000 per year thereafter)*

As 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 in FY 2019 was reallocated to the Curry side street improvements to be able to complete the entire downtown Curry Street project this year. This funding is reserved for streetscape improvements throughout the Redevelopment District.

9. *South Carson Street project enhancement. (\$200,000 in FY 2019)*

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 in 2019. A federal transportation grant was awarded earlier this year for the Fairview to 5th Street portion of South Carson Street, allowing construction to be completed from the Spooner junction all the way to the existing downtown improvements at 5th Street.

10. *Downtown Gateway Signage. (\$30,000 in FY 2019)*

The Redevelopment Authority allocated \$30,000 for downtown gateway signage, which includes \$5,000 that has been approved for design work. With the award of the grant noted above to complete the portion of South Carson Street between 5th Street and Fairview Drive, this opens opportunities to identify an area for larger gateway signage. Public Works' plan is to prepare conceptual design alternatives for the RACC's and Redevelopment Authority's review that may include alternatives for larger gateway features that would require additional funding, but would be more of a "gateway" feature. The RACC and Redevelopment Authority may opt to delay the gateway signage construction until appropriate funding is available for the desired signage features. Conceptual plans are anticipated to be developed and brought to the RACC and Redevelopment Authority in late 2018 or early 2019.

11. *"Re-Imagined Space" Public Art Program. (\$5,000 remaining in FY 2019)*

Implemented through the City's Arts and Culture Director, the Re-Imagined Space project creates public art displays on or in vacant commercial buildings. Refer to the item earlier on this agenda for a complete update on this project.

12. *Historic "Blue Line" replacement. (\$26,000 in FY 2019)*

In 2016, the Redevelopment Authority approved an allocation of \$26,000 to replace the blue line on the Historic Blue Line self-guided tour route using a more permanent solution for identifying the Historic District tour route. Refer to the item earlier on this agenda for a complete update on this project.

13. *Bob Boldrick Theater (Community Center) upgrades. (\$242,996 in FY 2019)*

Bob Boldrick Theater upgrades are identified as a high priority for the Board of Supervisors in FY 2019. As such, all remaining Redevelopment Revolving funds and any roll-forward budget savings from FY 2018 are allocated to the theater upgrades. Upgrades will include new seats,

flooring, painting and acoustic panels. The project is currently under design and construction is expected to begin immediately after January 1, 2019.

14. Special event portable sound system. (\$5,000 in FY 2019)

As noted previously, the purchase of this sound system is expected within the next month.

15. Children's Museum playground. (\$50,000 in FY 2020)

Children's Museum staff is proposing to create an on-site, secured playground area in the front of the existing building. Conceptual plans have been created, and they have received approval from the Historic Resource Commission for the project. As plans are developed, they will be brought to the RACC and Redevelopment Authority through the FY 2020 Allocation Plan and budgeting process.

16. Fuji Fairgrounds sound system. (\$100,000 in FY 2020)

The Fairgrounds Arena sound system is old and has recurring problems that results in recurring maintenance. 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. This is tentatively allocated for funding in FY 2020.

Potential projects for future funding

The RACC may discuss potential projects for future funding in order to give City staff time to research and evaluate proposals. In addition to this discussion, an agenda item will be placed on the RACC's regular meeting in November to have further discussions on potential future projects, with final recommendations to the Redevelopment Authority occurring in February.

As noted previously, all funding is accounted for in FY 2019. Any budget savings from FY 2018 or other unanticipated revenues are identified to go towards the Bob Boldrick Theater project unless funding is reallocated from other projects or programs.

Redevelopment project funding policies

This item allows the RACC to discuss the policies related to awarding Redevelopment funding. In particular, it has been pointed out to staff that some projects should have time limits in which approved funds should be spent.

Staff agrees with that. It is within the Redevelopment Authority's authority to place timing conditions on funding approvals, and RACC could make such a recommendation when making recommendations on project funding. Where appropriate, staff would recommend setting a date by which the funding must be used, with the option to come back to the RACC to request a time extension.

There are no written policy changes that would need to be made to implement this. It would be something that would be considered on a case-by-case basis as funding is approved. For example, using the existing projects that are currently funded in FY 2019, this type of time limit could have applied to the Blue Line project, Re-Imagined Space project, and portable sound

system purchase. The façade improvement project policies already have time limits that are incorporated into the approvals.

The RACC may discuss other Redevelopment funding projects, programs, and policies, as deemed applicable.

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

Attachments:

A. Approved Redevelopment Allocation Plan

FY 2019 Redevelopment Discretionary Funds Tentative Allocation Plan

Objective/Project/Program	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	5-year Total
E/W Downtown street/alley improvements	\$ 200,000	\$ -				\$ 200,000
Special Event equipment/ infrastructure ¹	\$ 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	\$ 125,000
Façade Improvement Program ²	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
Special Event funding (RACC)	\$ 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	\$ 125,000
Utility extension assistance	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 80,000
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 Complete Streets	\$ 200,000					\$ 200,000
Downtown Gateway Signage ³	\$ 30,000					\$ 30,000
Re-Imagined Space Public Art Program ³	\$ 5,000					\$ 5,000
Blue Line replacement ³	\$ 26,000					\$ 26,000
Bob Boldrick Theater seat replacement	\$ 242,996					\$ 242,996
Portable event sound system ³	\$ 5,000					\$ 5,000
Children's Museum outdoor remodel		\$ 50,000				\$ 50,000
Fuji Fairgrounds arena sound system		\$ 100,000				\$ 100,000
Downtown Gateway Arches						\$ -
Downtown housing assistance						\$ -
Building clearance assistance						\$ -
Roll Forward:	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Expenditures:	\$ (838,996)	\$ (580,000)	\$ (540,000)	\$ (235,000)	\$ (230,000)	\$ (2,423,996)
Undesignated:	\$ -	\$ 198,179	\$ 368,843	\$ 998,065	\$ 1,047,481	\$ 2,612,568

Footnotes:

1. Special Event equipment/infrastructure funds not allocated to specific project.
2. No applications submitted for FY 2019 funds as of July 30, 2018.
3. Funding rolled forward from FY 2018.

Source of available revenue assumptions: Carson City Finance Department