



Community Development Department

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Staff Report To: Redevelopment Authority Citizens Committee

Meeting Date: November 5, 2018

Item 4.B

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

Agenda Title: For Possible Action: To provide direction to staff regarding the Redevelopment Discretionary Funds Tentative Allocation Plan for Fiscal Year (FY) 2020.

Staff Summary: The Redevelopment Discretionary Funds Tentative Allocation Plan provides a guide for funding certain Redevelopment programs and projects over the next five years. The purpose of this item is to review the current five-year Plan and identify potential modifications to the allocations for upcoming years. The RACC may identify new projects and/or programs to fund for the current or future years, depending on the availability of funds. The RACC will take final action to make recommendations to the Redevelopment Authority regarding the allocation plan on February 4, 2019.

Proposed Motion: [No motions are required. The RACC may provide direction to staff regarding additional programs or projects for consideration at the February 4, 2019, RACC meeting, or regarding other modifications to the allocation plan.]

DISCUSSION:

The Redevelopment Authority Citizens Committee (RACC) annually makes recommendations to the Redevelopment Authority regarding the use of unallocated, discretionary Redevelopment funds. The Redevelopment Discretionary Funds Tentative Allocation Plan identifies program and projects for funding in the upcoming Fiscal Year as well as tentative budget planning for the following four years. The Redevelopment Authority approved the attached Redevelopment Allocation Plan on March 15, 2018.

The purpose of this item is to review the current allocation plan and to discuss potential projects and programs for funding in the FY 2020 budget and subsequent years. The RACC may provide direction to staff to obtain more information regarding certain programs or projects prior to the February 2019 RACC meeting, when the RACC will make final recommendations to the Redevelopment Authority regarding the allocation plan.

Following is a status report on the activities identified in the attached Redevelopment Discretionary Funds Tentative 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 will 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. No projects have been identified as of the writing of this staff report for the current Fiscal Year, but Public Works and Parks and Recreation have been asked to provide suggestions for consideration for this year and future years. Possible recommendations may include additional benches and/or waste receptacles in the downtown area. In addition to this equipment funding, \$25,000 has been budgeted and allocated each year for the City 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 \$50,000 was budgeted in FY 2018 and FY 2019. Approximately \$46,000 was approved in FY 2018. No applications have been submitted thus far in the FY 2019 budget cycle. Based on recommendations from RACC and possible modifications to the Façade Improvement Program by the Redevelopment Authority, as discussed in a separate item at this RACC meeting, staff will target notification to applicable property owners of the availability of façade improvement funds.

4. Continue special event funding.

Special Event funding is anticipated to continue on a reduced basis each year. Arts and Culture funding is planned 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. This 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. Unused funds each year are rolled forward into the following year’s Undesignated account for reallocation to other projects or programs.

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

The “Greening William Street” planning 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. Depending on additional funding opportunities and the timing of the South Carson Street project, the William Street project may be pushed back by a year or more.

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 in FY 2019 was reallocated to the Curry Street project so the project could be completed in 2018. A project has not been identified for FY 2020. Redevelopment staff will work with Public Works staff to help identify candidate projects for consideration.

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 in 2019. These funds will be rolled forward for the project, as necessary, based on the timing of the project.

9. *Downtown Gateway Signs.*

The Redevelopment Authority allocated \$30,000 for downtown gateway signage in FY 2019, \$5,000 of which has been previously authorized for expenditure for the preparation of design concepts.

Since this original allocation was approved, Carson City has been awarded a federal transportation grant to complete street improvements from 5th Street to Fairview Drive, which will allow the City to connect the Downtown project to the South Carson Street project. This project presents an opportunity to explore larger gateway signage alternatives, including the use of the S. Carson Street/Stewart Street roundabout as a gateway signage location. Public Works is exploring gateway signage alternatives to bring back to RACC for further consideration, possibly by the February 2019 RACC meeting.

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

This project was partially implemented with \$5,000, and the remaining \$5,000 that was originally allocated to it was reallocated to the Bob Boldrick Theater project. No future funding is allocated to this project.

11. *Historic “Blue Line” rehabilitation.*

In 2016, the RACC recommended an allocation of \$26,000 and the Redevelopment Authority authorized the expenditure to rehabilitate the blue line on the Historic Blue Line self-guided tour route. The 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 developed a smartphone app for the historic tour. The Culture and Tourism Authority also plans on submitting a grant application in November 2018 to help complete the associated historic properties signage, with the Redevelopment funds used as part of the matching grant funds. The goal is to remove the blue line permanently once the signs are in place.

Community Center/Bob Boldrick Theater seat replacement.

This project was identified as a high priority by the Board of Supervisors. The most recent cost estimates are as follows:

- \$49,500 – Design and contingency
- \$11,000 – Construction management services and administration
- \$222,406 – Purchase, removal, replacement and installation of theater seats (includes contingency)
- \$306,000 – Other construction costs (i.e. carpeting, painting, removal and replacement of acoustic panels)

A total of \$247,996 of Redevelopment funds has been allocated to this project in the current FY 2019 budget. When the Redevelopment Authority approved the current Allocation Plan in March 2018, it included direction to reallocate any extra FY 2019 Redevelopment funds to the theater project. An action item to make a recommendation to the Redevelopment Authority to authorize the expenditure of Redevelopment funds for this project is on this RACC agenda as a separate item.

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

This expenditure has been authorized by the Redevelopment Authority, as recommended by the RACC. The Parks and Recreation Department has requested quotes on a new system

Children's Museum playground (FY 2020).

Children's Museum staff is proposing to create an on-site, secured playground area in the front and side of the existing building. They have received approval for the project from the Planning Commission and the Historic Resource Commission, and are awaiting funding to complete the project in FY 2020.

Fuji Park Fairgrounds Arena sound system replacement (FY 2020).

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.

Downtown gateway arches.

The Downtown 20/20 group has previously provided the RACC and Redevelopment Authority with conceptual designs for entry arches over Carson Street into the downtown area. The initial estimated cost for such an arch was approximately \$200,000-\$500,000 each, depending on the ultimate design and location that would be chosen. With the South Carson Street project currently under design, there are potential opportunities to create gateway signage at alternative locations. Staff will continue to work with stakeholders and the design team to bring gateway signage concepts back to RACC for consideration.

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, but this activity has ranked low for the use of Redevelopment funds. 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.

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. 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. No funds have been identified for future allocation to this activity, but the RACC and Redevelopment Authority may leave it as a “placeholder” in the list of redevelopment tools available to help property owners.

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 FY 2020 or future budgets. Redevelopment staff will return to RACC on February 4, 2019, 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.

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

Attachments:

- A. FY19 Redevelopment Discretionary Funds Tentative Allocation Plan (approved 3/15/18)

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	\$ 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	\$ 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 ¹	\$ 30,000					\$ 30,000
Re-Imagined Space Public Art Program ³	\$ -					\$ -
Blue Line replacement ²	\$ 26,000					\$ 26,000
Bob Boldrick Theater seat replacement	\$ 247,996					\$ 247,996
Portable event sound system ²	\$ 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. Funding rolled forward from FY 2018.

2. Request for remaining \$5,000 for Re-Imagined Space withdrawn and rolled into Bob Boldrick Theater project, per Board direction.

Source of available revenue assumptions: Carson City Finance Department

(Updated 8/29/18)