

**DRAFT MINUTES**  
**Joint Special Meeting**  
**Carson City Redevelopment Authority Citizens Committee (RACC)**  
**Historic Resources Commission (HRC)**  
**Monday, December 3, 2018 • 5:30 PM**  
**Community Center Sierra Room**  
**851 East William Street, Carson City, Nevada**

**RACC Members**

<b>Chair – Court Cardinal</b>	<b>Vice Chair – Jason Justice</b>
<b>Member – John Barrette</b>	<b>Member – Ronni Hannaman</b>
<b>Member – Lee Kennedy</b>	<b>Member – Sherri Powell</b>
<b>Member – Michael Smith</b>	

**HRC Members**

<b>Chair – Mike Drews</b>	<b>Vice Chair – Robert Darney</b>
<b>Commissioner – Jed Block</b>	<b>Commissioner – Gregory Hayes</b>
<b>Commissioner – Michelle Schmitter</b>	<b>Commissioner – Donald Smit</b>
<b>Commissioner – Lou Ann Speulda</b>	

**Staff**

Lee Plemel, Community Development Director  
Hope Sullivan, Planning Manager  
Dan Yu, Chief, Deputy District Attorney  
Tamar Warren, Deputy Clerk

**NOTE:** A recording of these proceedings, the board's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder's Office, and available for review during regular business hours.

An audio recording of this meeting is available on [www.carson.org/minutes](http://www.carson.org/minutes).

**1. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF A QUORUM**

(5:31:03) – Chairperson Cardinal called the meeting to order at 5:30 p.m. Roll was called and a quorum was present.

<b>RACC Attendee Name</b>	<b>Status</b>	<b>Arrived</b>
Chairperson Court Cardinal	Present	
Vice Chairperson Jason Justice	Present	
Member John Barrette	Present	
Member Ronni Hannaman	Present	
Member Sherri Powell	Present	
Member Michael Smith	Present	

HRC Attendee Name	Status	Arrived
Chairperson Mike Drews	Present	
Vice Chairperson Robert Darney	Present	
Commissioner Jed Block	Present	
Commissioner Gregory Hayes	Present	
Commissioner Michelle Schmitter	Present	
Commissioner Donald Smit	Present	
Commissioner Lou Ann Speulda	Present	

## 2. PUBLIC COMMENTS

(5:31:51) – Chairperson Cardinal entertained public comments; however, none were forthcoming.

## 3. MEETING ITEMS

### **3-A PRESENTATION AND DISCUSSION ONLY: PRESENTATION BY AARON WEST, CEO OF THE NEVADA BUILDERS ALLIANCE REGARDING RECONSTRUCTION PLANS FOR JACK'S BAR, 418 S. CARSON STREET.**

(5:32:02) – Chairperson Cardinal introduced the item. Aaron West, Nevada Builders Alliance (NBA) CEO, presented the agenda materials, incorporated into the record, which included a historic overview of the property and its significance in being nominated to the National Register of Historic Places, and responded to clarifying questions. He also explained that the NBA had purchased the property for renovation and had already started the re-branding process [as the Bank Saloon]. Mr. West thanked Commissioners Schmitter and Block for their support and their assistance in finding old photographs. He discussed the cleanup efforts which included removal of pigeons, dealing with a lot of water damage, and rot to 90 percent of the floor.

(5:46:12) – Commissioner Hayes was informed that the NBA was looking at a similar construction in Virginia City while still meeting the Health and Building Department codes in Carson City. Commissioner Schmitter was informed that the NBA intended to maintain the cast iron columns while ensuring a secure building. Ms. Sullivan received confirmation that the south facing wall will be preserved. There were no public comments.

### **2-B PRESENTATION AND DISCUSSION ONLY: TO GIVE AN UPDATE AND SOLICIT PUBLIC COMMENTS ON THE 30% DESIGN OF THE SOUTH CARSON STREET COMPLETE STREETS PROJECT.**

(5:52:03) – Chairperson Cardinal introduced the item. Mr. Plemel gave background and Mr. Stucky introduced himself and Tom Grundy, Senior Project Manager for the South Carson Project. He updated both boards on the feedback obtained from the public meetings, and reviewed the projected timelines calling the street “Carson City’s one of the most viable commercial corridors”. Mr. Stucky reviewed proposed street lighting, fiberoptic cable, water and sewer plans and discussed the roundabout location. He noted that the street will have two northbound and two southbound lanes, one turn lane, a bike path, and a landscape buffer. Additionally, Mr. Stucky explained the benefits of the proposed Stewart Street roundabout such as the reduction of fatalities. He indicated that due to the large federal Tiger Grant funding, the project must meet National Environmental Policy Act (NEPA) guidelines in addition to

meeting the Historic Resource Commission's, Native American Tribes', local public entities', and other non-profit organizations' requirements. Commissioner Schmitter received confirmation that the proposed sculpture would be tied to the historic and cultural elements of the location.

(6:21:20) – Mr. Stuckey reviewed the funding sources of the project, the proposed schedule, and key milestones, all of which are incorporated into the record. He also suggested visiting the project website at [CasonProud.com](http://CasonProud.com), subscribing to relevant text messages, or receiving information via social media.

(6:25:50) – Chairperson Cardinal was informed that the sculpture would be narrowed down to one possibility prior to being reviewed. Discussion ensued regarding the number of lanes in the roundabout and Mr. Stucky noted that the roundabout would most likely be a single lane with northbound and southbound bypasses for easier navigation. Mr. Grundy also clarified for Commissioner Block that “budget permitting, we'd like to fill in the gap in the water main [in front of the Mill House Inn Motel]”, and explained that the vacant lots did not have fire service now. Mr. Stucky stated that the frontage road will not be resurfaced. Member Smith inquired about the feedback from public meetings and Mr. Stuckey indicated there were about 80 to 100 attendees at each public meeting, calling it “pretty good for a public meeting”, adding that attendees were provided with a voting button and had the opportunity to give written feedback as well. There were no public comments.

**3-C PRESENTATION AND DISCUSSION ONLY: PRESENTATION BY JIM BERTOLINI, HISTORIAN, AND KRISTEN BROWN, ARCHITECTURAL HISTORIAN, BOTH OF THE STATE HISTORIC PRESERVATION OFFICE, REGARDING THE FEDERAL TAX CREDITS FOR REHABILITATING HISTORIC BUILDINGS.**

(6:36:47) – Chairperson Cardinal introduced the item. Ms. Sullivan introduced the State Historic Preservation Office's (SHPO) Historian Jim Bertolini and Architectural Historian Kristen Brown. Chairperson Cardinal recessed the meeting for a short while due to malfunctioning microphones.

(6:42:37) – Mr. Bertolini gave a brief background on historic places and the identity, character, and economic value of preservation. He also discussed SHPO's role in managing expected change in historic areas and the nomination process of historic buildings to the National Register of Historic Places and cited examples such as the Pink House in Genoa which had been eligible for Federal Tax Credit for Rehabilitating Historic Buildings.

(6:54:59) – Ms. Brown reviewed the Historic Preservation Tax Incentives document for rehabilitated buildings, incorporated into the record, and responded to clarifying questions. Mr. Bertolini noted that both he and Ms. Brown were available to discuss upcoming projects and possible program candidates. Commissioner Speulda was informed that the Silver Dollar Hotel project was “in the works” in Virginia City and Mr. Bertolini estimated a typical project to take two years to complete.

**3-D PRESENTATION AND DISCUSSION ONLY: TO GIVE AN OVERVIEW OF THE REDEVELOPMENT FAÇADE IMPROVEMENT PROGRAM.**

(7:26:08) – Chairperson Cardinal introduced the item. Mr. Plemel presented the Staff Report incorporated into the record and responded to clarifying questions. He highlighted the fact that over \$187,000 had been awarded towards the program to date and clarified the eligibility requirements noting that “all commercial properties within the Redevelopment District are eligible”, indicating on a map the

overlapping areas between the Redevelopment and the Historic Districts. Commissioner Schmitter inquired about the guidelines to maintain the streetscape view should a property over 50 years old and considered historic apply for the program and Mr. Plemel clarified that complying with the development standards for downtown was one of the program requirements. He noted that “the program itself doesn’t trigger a Historic Resources Commission (HRC) Review just because it’s over 50 years old [and] not in the District”; however, he explained that a few projects had come before the HRC because the properties were in the Historic District. Mr. Plemel also acknowledged that Commissioner Schmitter’s concern was related to the Carson City standards for all structures that were over 50 years old and not just in the Redevelopment District. HRC Chair Drews suggested future consideration of façade improvements that “mimic what was there before”. Member Smith suggested having HRC approval for applicable properties prior to coming before the RACC. Member Schmitter was in favor of a survey to inventory [buildings over 50 years old] and Chairperson Drews believed HRC could apply for grant funding to perform the survey. Discussion ensued regarding roofing and Mr. Plemel clarified that it was no longer eligible for the program. There were no public comments.

**4. PUBLIC COMMENTS**

(7:40:58) – Ms. Brown suggested having a [historic] review trigger which was activated only when the project was awarded funds. She also believed that “if you want your downtown to become an historic district the best way to do it is to put it more back toward having that integrity and that historic character.” Ms. Brown believed that some buildings may have historic materials under the more recent façades and Mr. Plemel encouraged property owners who may have such façades to “come talk to us about it”.

**5. FOR POSSIBLE ACTION: ADJOURNMENT.**

**(7:44:20) – Chairperson Cardinal adjourned the meeting at 7:44 p.m.**

The Minutes of the December 3, 2018 Carson City Redevelopment Authority Citizens Committee and the Carson City Historic Resources Committee joint meeting are so approved on 10<sup>th</sup> day of January, 2019.

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MIKE DREWS, HRC Chair