

# **CARSON CITY REDEVELOPMENT AUTHORITY**

## **Minutes of the December 6, 2018 Meeting**

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A regular meeting of the Carson City Redevelopment Authority was scheduled to take place during the Board of Supervisors meeting on Thursday, December 6, 2018 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Karen Abowd  
Vice Chairperson Lori Bagwell  
Member John Barrette  
Member Brad Bonkowski  
Member Robert Crowell

**STAFF:** Nancy Paulson, City Manager  
Sue Merriwether, Clerk - Recorder  
Adriana Fralick, Deputy City Manager  
Dan Yu, Chief Deputy District Attorney  
Kathleen King, Chief Deputy Clerk

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

**19. CALL TO ORDER AND ROLL CALL (11:37:38)** - Chairperson Abowd called the meeting to order at 11:37 a.m., noting the presence of a quorum.

**20. PUBLIC COMMENT (11:37:45)** - Chairperson Abowd entertained public comment; however, none was forthcoming.

**21. POSSIBLE ACTION ON APPROVAL OF MINUTES - October 4, 2018 (11:37:50)** - Chairperson Abowd introduced this item, and entertained a motion. **Member Bonkowski moved to approve the minutes, as presented. The motion was seconded and carried 5-0.**

### **22. COMMUNITY DEVELOPMENT DEPARTMENT**

**22(A) POSSIBLE ACTION TO ADOPT A RESOLUTION AMENDING AND SUPERSEDING RESOLUTION 2017-RAR-1 AND 2017-R-1 TO CONTINUE THE CARSON CITY REDEVELOPMENT FAÇADE IMPROVEMENT PROGRAM FOR REDEVELOPMENT PROJECT AREAS 1 AND 2, AND TO REVISE PROVISIONS RELATED TO PROJECT ELIGIBILITY REQUIREMENTS (11:38:22)** - Chairperson Abowd introduced this item, and entertained disclosures. Member Bonkowski read a prepared disclosure statement into the record, advised of no disqualifying conflict of interest, and that he would participate in discussion and action. Chairperson Abowd entertained additional disclosures; however, none were forthcoming. Community Development Director Lee Plemel presented the agenda materials in conjunction with displayed slides. In response to a question, Vice Chairperson Bagwell reviewed statistical information from a report provided by the Assessor and the Treasurer. Discussion followed, and Mr. Plemel responded to questions of clarification.

Chairperson Abowd entertained public comments and, when none were forthcoming, additional Redevelopment Authority member questions or comments. Member Bonkowski referred to the resolution presented as late material, and reviewed proposed revisions. Discussion followed. Chairperson Abowd

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entertained a motion. **Member Bonkowski moved to adopt Resolution No. 2018-RA-R-2, with the revisions as discussed on the record. Vice Chairperson Bagwell seconded the motion. Motion carried 5-0.**

**22(B) POSSIBLE ACTION TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING THE EXPENDITURE OF UP TO \$400,360 FROM THE FISCAL YEAR 2019 REDEVELOPMENT REVOLVING FUND FOR THE BOB BOLDRICK THEATER REHABILITATION PROJECT** (12:07:00) - Chairperson Abowd introduced this item, and opened item 26 for concurrent discussion. Community Development Director Lee Plemel provided background information, and presented the agenda materials. Member Bonkowski commented that there had been no needs assessment conducted for the Bob Boldrick Theater “prior to making the decision to move forward with replacement of the seats.” Member Bonkowski advised of having requested to consider a needs assessment “so that we can decide if we’re going to allocate ... undesignated available funds ... toward a full scope of work as opposed to just getting this piece-meal ...”

Parks, Recreation, and Open Space Department Director Jennifer Budge provided background information on the theater, advised of having distributed late material, and reviewed the same, including details of the theater project. At Ms. Budge’s request, Recreation Program Manager Eric Klug provided additional detail regarding the need for wireless microphones in the theater. Chairperson Abowd suggested including Arts and Culture Coordinator Mark Salinas in the theater rehabilitation project. Mr. Klug and Ms. Budge responded to questions of clarification, and extensive discussion followed.

Mr. Yu distinguished between the action of the Redevelopment Authority, under the subject item, and the subsequent action to be taken by the Board of Supervisors, as part of item 26. Chairperson Abowd entertained public comment; however, none was forthcoming. Following additional discussion, Chairperson Abowd entertained a motion. **Vice Chairperson Bagwell moved to approve and recommend that the Board of Supervisors authorize the expenditure of \$252,996, and any remaining undesignated ending fund balance from 2018, from the Fiscal Year 2019 Redevelopment Revolving Fund for the Bob Boldrick Theater rehabilitation project. Member Bonkowski seconded the motion.** Chairperson Abowd entertained discussion on the motion and, when none was forthcoming, called for a vote. **Motion carried 5-0.**

In response to a question, Mr. Klug provided background information on Bob Boldrick.

**23. PUBLIC COMMENT** (12:42:14) - Chairperson Abowd entertained public comment; however, none was forthcoming.

**24. ACTION TO ADJOURN** (12:42:27) - Chairperson Abowd adjourned the meeting at 12:42 p.m.

The Minutes of the December 6, 2018 Carson City Redevelopment Authority Meeting are so approved this \_\_\_\_\_ of January, 2019.

ATTEST:

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KAREN ABOWD, Chair

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AUBREY ROWLATT, Clerk - Recorder