



Community Development Department

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Carson City, Nevada 89701
(775) 887-2180 – Hearing Impaired: 711

Staff Report To: Redevelopment Authority Citizens Committee

Meeting Date: March 4, 2019

Item #: 4.B

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

Agenda Title: For Possible Action: To make recommendations to the Redevelopment Authority regarding the allocation of undesignated Redevelopment funds for Fiscal Year 2020 and estimating future allocations for the following four years to implement Redevelopment objectives.

Staff Summary: The Redevelopment Authority Citizens Committee (RACC) annually makes recommendations to the Redevelopment Authority regarding the allocation of undesignated Redevelopment funds and certain discretionary program funds. The RACC may recommend funding for certain projects and programs for FY 2020 and following years. The recommendations will be used by the Redevelopment Authority to consider budget allocations for the next fiscal year (FY 2020) as well as tentatively reserving funds for specific projects or programs in future years.

Proposed Motion: I move to recommend to the Redevelopment Authority the allocation of undesignated Redevelopment infrastructure funds for Fiscal Year 2020 and estimating future allocations for the following four years as recommended by the Redevelopment Authority Citizens Committee.

DISCUSSION:

The purpose of this item is for the Redevelopment Authority Citizens Committee (RACC) to make its annual recommendations to the Redevelopment Authority regarding certain discretionary funds for consideration in the FY 2020 Redevelopment budget and subsequent years. These tentative budget allocations are intended to help plan future budgeting for the proposed projects and programs, but do not constitute final approval of funding for specific projects or programs. The implementation of specific projects or programs would have to come back to RACC and/or the Redevelopment Authority, according to the appropriate approval process, for the final approval of expenditures.

The attached spreadsheet shows the FY 2020 Redevelopment tentative budget allocations, including those items on the first page that were approved by the Redevelopment Authority last year. Following is a status report on those previously approved projects and programs.

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 remains in the FY 2019 budget to be used for a project or reallocated to another project.

Façade Improvement Program. (\$50,000 per year)

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 subsequent years.

No project has submitted for use of the \$50,000 in FY 2019, but one property owner has contacted staff in anticipation of submitting an application soon.

Continue special event funding. (\$12,500 in FY 2020, decreasing to \$5,000 in future years)

Special Event funding is anticipated to continue on a reduced basis each year, with a recommendation to maintain a minimum of \$5,000 on an ongoing basis to assist new special events. Note that \$7,500 for the annual July 4th Fireworks has been moved from the Special Events discretionary category to the annual budget, and the Special Events line item is reduced commensurately. Arts and Culture event funding is budgeted to continue at \$25,000 per year.

Assist with undergrounding and utility extensions for new development. (\$20,000 per year)

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. The utilities assistance 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.

Assist with the “Greening William Street” corridor improvements. (\$385,000 in FYs 2021 & 2022)

A “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. The FY 2019 tentative allocation plan had design work planned for FY 2020 and construction in FY 2021. However, with South Carson Street currently Public Works’ project focus for FY 2020, Public Works is recommending to push the design and construction funding back a year to FY 2021 and FY 2022, respectively. Public Works staff will continue to seek grant funding supplement the Redevelopment and sales tax funding to complete this project.

Downtown sidewalk improvements. (\$200,000 in FY 2020, \$100,000 annually thereafter)

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 continued funding. As noted in the discussion below regarding additional potential projects from Public Works, there are several areas identified where improvements could be made. Staff recommends increasing the annual allocation to this project from \$100,000 to \$200,000 in order to complete more improvements.

South Carson Street project enhancement. (\$200,000)

The Redevelopment Authority has budgeted \$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. The RACC has received updates regarding the project in the past.

Downtown Gateway Feature. (\$30,000)

The Redevelopment Authority allocated \$30,000 in FY 2019 for downtown gateway signage, \$5,000 of which has already been approved for expenditure for design concepts. Based on further design analysis of the South Carson Street project and input from various stakeholders, the concept has been changed from text-style signage to a “gateway feature” marking the entrance to the downtown area at Carson and Stewart Streets. It is recommended to retain the remaining \$25,000 to assist with the construction of a gateway feature, with the majority of the funding coming from other sources. The project will be brought to the RACC and Redevelopment Authority for approval prior to the final expenditures being approved.

Historic “Blue Line” rehabilitation. (\$26,000)

In 2016, the RACC recommended an allocation of \$26,000 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 without repainting the line and continuing to incur ongoing maintenance costs of repainting the line. The Culture and Tourism Authority continues to work with the Carson City Public Works Department to identify a long-term solution for identifying the historic properties on the Blue Line tour. It is anticipated that the allocated funds will be used this year to remove the blue line.

Community Center/Bob Boldrick Theater seat replacement. (\$390,790)

The first phase of the Bob Boldrick Theater project was completed in February with the previously approved Redevelopment expenditure of \$252,996. At the direction of the Board of Supervisors, \$137,794 remains in reserve for additional upgrades once an assessment of the facility is completed. Future upgrades will include better access for the disabled. Future project expenditures will come back to the RACC for a recommendation to the Redevelopment Authority.

Children’s Museum playground. (\$50,000)

A tentative allocation of \$50,000 is included for FY 2020 to complete an on-site, secured playground area in the front and side of the existing Children’s Museum building. The Children’s Museum has obtained the required Special Use Permit approval from the Planning Commission, as well as Historic Resource Commission approval, and is awaiting funding to complete the project. The project will be brought back to the RACC and Redevelopment Authority for approval of the expenditure once the FY 2020 budget is approved and the Children’s Museum staff is ready to proceed with the project.

Fuji Park Fairgrounds Arena sound system replacement. (\$100,000)

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 arches. (No funding allocated)

A concept for downtown entry arches on Carson Street near Musser and William Streets has been presented in the past. With the new concepts being considered for a gateway feature at the Carson/Stewart Street roundabout, staff recommends that the focus of any funding for a gateway feature shift to that location until it is completed. The arches concept remains a viable concept in the downtown core, but it is not recommended for the South Carson Street project location.

Downtown housing assistance program. (No funding allocated)

Downtown housing would help create more activity and support more businesses in the downtown area. The Board of Supervisors identified the promotion of downtown housing as a goal in 2018. 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. (No funding allocated)

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.

Potential New Projects:

There is an estimated \$623,312 in undesignated funds available in the FY 2020 Redevelopment budget after accounting for those projects approved in the FY 2019 allocation plan. These undesignated funds may be allocated to new programs or projects or rolled forward for use in future years. Additional Undesignated funds estimated to be available in future years as noted on the allocation spreadsheet. (Note that the amount of undesignated has increased since the February 4, 2019 RACC packet as a result of final roll-forward augmentations by the Finance Department in February.)

The following projects have been identified by the Public Works Department and Parks, Recreation and Open Space Department for consideration of Redevelopment funding in the next five years. These projects are shown on the FY 2020 Redevelopment Discretionary Funds Tentative Budget Allocations spreadsheet, attached. The spreadsheet contains staff recommended funding allocations for new projects for the RACC's and Redevelopment Authority's consideration.

Public Works Department recommended projects:

3rd Street Parking Lot Rehabilitation/Replacement.
Estimated Cost: \$190,000

This parking lot is owned by the Carson City Redevelopment Authority and is used for the Farmers Market and special events in addition to providing public parking for the downtown. It is in bad condition and is a liability to the City, especially considering how busy the parking lot is throughout the year (State workers) and in the summer months with the Famers Market. Public Works estimated the cost to fully replace the parking lot; however, they would plan to perform a geotechnical evaluation to get a better feel for the preferred option of either rehabilitation or replacement, so it could be less expensive. This project is recommended for funding in FY 2020.

South Carson Street Long-Term Traffic Circulation Improvements Study.

Estimated Cost: \$80,000

One of the stated strategies in the Redevelopment Area #2 Plan is to improve traffic circulation, landscaping and streetscape on South Carson Street. The construction and completion of the South Carson Street project combined with ongoing development throughout Carson City and regional growth present the need to comprehensively understand long-term circulation and access needs for parallel and adjacent side streets. Planning ahead for these future connections will be critical to ensuring realization of the full potential of prior and current transportation investments. The proposed study is the first step to evaluate what improvements are needed for the medium- and long-term on South Carson Street. Refer to the attached explanation from the Public Works Department for a more detailed explanation of the need for this project.

Downtown Sidewalk Improvements.

Current allocation: \$200,000 in FY 2020 then \$100,000 annually

Proposed allocation: \$200,000 annually

The sidewalks on Curry Street between Musser and 5th Streets (South of the Curry Street project) are in bad shape. This area has a lot of redevelopment potential that could build off the success of the Downtown Carson and Curry revitalization and Bank Saloon (Jack's Bar), etc. In FY 2020, Public Works could replace as much sidewalk adjacent to the 3rd street parking lot as possible with the available funds and complete the rest of the project in future years if the funding is not enough. There are also east-west downtown streets that are in really bad condition. For example Telegraph Street between Carson and Stewart is in need repairs.

Convert Curry Street (Musser to 5th) gas street lights to LED to match Downtown project lights.

Estimated cost: \$425,000 total; \$85,000 per year for five years

The Curry project replaced many of the gas street lights with LED street lights. The gas lights are a maintenance problem and do not offer adequate light. There are still some gas street lights remaining along Curry between Musser and 2nd Street. This is in the same area as the 3rd Street parking lot, proposed sidewalk improvements and proposed undergrounding of the power (see below).

Underground overhead power in Downtown.

Estimated cost: \$100,000 per year for five years (\$500,000 total)

The City removed overhead power with the Curry project to help beautify the corridor. However there are still many power poles on Curry Street and in other parts of downtown. Specifically there are some located on Curry between Musser and 5th that would be candidates for sidewalk replacement and conversion of gas street lights to LED (see above). There may be some

opportunity to receive some funds from NV Energy to help with this as they are forming a plan to work with municipalities on undergrounding power, but it would help get support from NV Energy if the City brought funds to the table.

Downtown trash enclosure construction.

Estimated cost: \$25,000

With many downtown buildings constructed right up to property lines, there is need for more trash enclosures in the downtown. This money would be used to evaluate potential locations and construct the enclosure. This could help alleviate some of the trash issues on Curry and with the Telegraph alley. City staff is currently working with downtown property owners to identify a potential location for the enclosure.

Parks, Recreation and Open Space Department recommended projects:

Resurfacing of the indoor pool deck (aquatic facility, Mills Park).

Funds needed: \$65,000

The PR&O Department is currently finishing up the resurfacing of the pool and renovation of the locker rooms, but the pool deck is showing severe signs of wear and tear over the years with cracking and chipping. This is starting to create trip and fall hazards throughout the facility. It is recommended that this be funded as soon as possible.

Mills Park Aquatic Facility fitness center.

Funds needed: \$75,000

The fitness center at the Aquatic Facility serves as an alternative to exercising other than swimming. The room has not been updated in decades, and while staff has worked to replace equipment as needed, much of the equipment is at least 20 years old. The entire fitness center can use an update with new exercise equipment and replacement of the 30 year old green carpet. It is recommended that this be funded as soon as possible.

Ross Gold Park – New Picnic Pavilion.

Funds needed: \$100,000

Soon Ross Gold Park will have the Departments first universally accessible playground and currently is used by Regional events like Reno Tahoe Odyssey and Edible Pedal. The current pavilion has been condemned and will be taken down this spring due to major safety concerns.

Ross Gold Park – Resurfacing of tennis courts.

Funds needed: \$25,000

Part of the attraction of these courts is the location on the south end of town, and they are not heavily scheduled like the Centennial courts currently are. The courts have major cracks that have created tripping hazards that need to be addressed. In addition to fixing the cracking, when the courts are restriped, Pickle Ball courts would be included as it is a fast-growing sport in the area with the most limited outdoor court availability. This would allow these courts to be used for more than one dedicated activity.

Ross Gold Park – New kiosk signs.

Funds needed: \$8,000

The Parks Department recently concluded its Master Sign plan and is starting to implement new signs in its new and current parks. This funding would allow for two information signs to be ordered and installed. Not only will rules and regulations be available on these signs, but any additional reservation or upcoming events and notices can be added to them.

Mills Park – Skate Park addition.

Funds needed: \$100,000

The current skate park is no longer suitable for the type of use and events that have recently taken place at the facility. This skate park being centrally located in downtown provides an opportunity for local youth to enjoy the opportunity to ride skateboards, scooters and bikes but on limited grounds. Increasing the size of the park may entice regional events to be hosted at this venue.

Mills Park – New kiosk signs.

Funds needed: \$12,000

This regional park with its many access points and activities needs to have kiosks to display the layout and capability of the venue. The Parks Department recently concluded its Master Sign plan and is starting to implement them in our new and current parks. This funding would allow for several information signs to be ordered and installed for the park.

Mills Park – Resurfacing and striping of tennis courts (4).

Funds needed: \$50,000

The current courts cracking a chipping and are in need of resurfacing. These courts could also be striped to accommodate pickle ball players.

Mills Park – Upgrade the sign for Marv Teixeira Pavilion.

Funds needed: \$30,000

The display sign is in need of an upgrade to its exterior and display board function.

Mills Park – Scoreboard and sound system for Marv Teixeira Pavilion.

Funds needed: \$100,000

This facility is home to the local roller hockey league and provides a venue for larger events in our community. Currently, one speaker out of two does not work and an upgrade needs to be done to the sound system. There is not a score board available for our local roller hockey, roller derby and any other event that we have in this large venue. A dedicated score board could provide an opportunity to bring in events to this venue.

Mills Park – Picnic tables.

Funds needed: \$20,000

Our current tables are made from aggregate concrete and are cracking and chipping. They are beyond their expected life span and should be upgraded to industry standard for use and safety concerns.

Fuji Park – New kiosk signs.

Funds needed: \$10,000

The new kiosk sign are part of the Parks Department's master signage plan and helps in cleaning up our sign pollution in our parks and facilities by providing an identifiable location for information pertaining to the facility.

Fuji Park – Grandstand renovation at rodeo arena.

Funds needed: \$200,000

One of the biggest drawbacks to the arena grandstands is the lack of shade and not enough seating. On numerous occasions, renters of the arena said if we could provide shade and more grandstand seating they would have more events and draw more people to the area. It would be ideal to provide protection from the elements at this venue for spectators to enjoy viewing the event in comfort.

Fuji Park – Dog Park area renovation.

Funds needed: \$50,000

This renovation to the current dog park would provide a large turf area, updated amenities for dogs, and improved drainage that is needed for the amount of users to this facility. Not only does Fuji Park hold several dog shows a year, but this dog park facility is visited from our citizens and people with their dogs from the surrounding counties.

Conclusion:

In addition to the above projects and programs, the RACC may recommend other projects or programs for the Redevelopment Authority's consideration. Attached is a spreadsheet showing staff suggested budget allocations for FY 2020 and future years, which the RACC may use as a basis for discussion and making recommendations to the Redevelopment Authority.

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

Attachments:

- A. FY 2020 Redevelopment Discretionary Funds Tentative Budget Allocations with staff recommendations

FY 2020 Redevelopment Discretionary Funds Tentative Budget Allocations

Objective/Project/Program	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	5-year Total
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)	\$ 12,500	\$ 7,500	\$ 5,000	\$ 5,000	\$ 5,000	\$ 35,000
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	\$ 20,000	\$ 100,000
Assist with William Street corridor project ¹	\$ -	\$ 85,000	\$ 300,000			\$ 385,000
Downtown Sidewalk Improvements ²	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,000,000
South Carson Street Complete Streets	\$ 200,000					\$ 200,000
Downtown Gateway Feature	\$ 30,000					\$ 30,000
Blue Line replacement	\$ 26,000					\$ 26,000
Bob Boldrick Theater project ³	\$ 137,794					\$ 137,794
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						\$ -

(Continued on following page.)

FY 2020 Redevelopment Discretionary Funds Tentative Budget Allocations

Objective/Project/Program	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	5-year Total
Potential New Projects (with staff recommendations for funding)						
<i>3rd Street parking lot rehabilitation (\$190,000)</i>	\$ 190,000					\$ 190,000
<i>S. Carson St. Long-Term Traffic Circulation Improvements Study (\$80,000)</i>	\$ 80,000					\$ 80,000
<i>Curry Street gas lamp replacement (\$425,000)</i>	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 425,000
<i>Underground downtown power lines (\$500,000)</i>	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000
<i>Downtown shared trash enclosure (\$25,000)</i>	\$ 25,000					\$ 25,000
<i>Aquatic facility pool deck resurfacing (\$65,000)</i>	\$ 52,000					\$ 52,000
<i>Aquatic facility fitness center (\$75,000)</i>						\$ -
<i>Ross Gold Park pavilion (\$100,000)</i>						\$ -
<i>Ross Gold Park tennis courts (\$25,000)</i>						\$ -
<i>Ross Gold Park signs (\$8,000)</i>						\$ -
<i>Mills Park skate park (\$100,000)</i>						\$ -
<i>Mills Park signs (\$12,000)</i>						\$ -
<i>Marv Teixeira Pavilion sign (\$30,000)</i>						\$ -
<i>Marv Teixeira Pavilion scoreboard (\$100,000)</i>						\$ -
<i>Mills Park tennis courts (\$50,000)</i>						\$ -
<i>Mills Park picnic tables (\$20,000)</i>						\$ -
<i>Fuji Park signs (\$10,000)</i>						\$ -
<i>Fuji Park grandstands (\$200,000)</i>		\$ 200,000				\$ 200,000
<i>Fuji Park dog area (\$50,000)</i>						\$ -
Roll Forward:	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Expenditures:	\$ (1,413,294)	\$ (802,500)	\$ (815,000)	\$ (515,000)	\$ (515,000)	\$ (4,060,794)
Undesignated:	\$ 91,312	\$ 327,755	\$ 666,555	\$ 1,039,727	\$ 1,115,777	\$ 3,241,126

Footnotes:

1. Funding pushed out one year to accommodate South Carson Street project.
2. Funding proposed to increase from \$100,000 to \$200,000 from FY 2021 forward.
3. \$252,996 approved for expenditure on Dec. 6, 2018; \$137,794 reserved for additional improvements pending project approvals.

Italicized items indicates projects or funding amounts that are new or amended from the approved FY 2019 tentative budget plan.

Source of available revenue assumptions: Carson City Finance Department (Updated 2/22/19)

Carson City redevelopment Plan, Project Area No. 2: Improvements to Traffic Circulation

Formerly a major state highway, traffic volumes along South Carson Street decreased by roughly 47% after the opening of the I-580 freeway extension in August 2017. Ownership and maintenance responsibilities of South Carson Street have subsequently been conveyed to Carson City in December 2018. Currently, Carson City is undertaking the South Carson Street Complete Streets Project – a 2.5 mile, \$20M+ project along South Carson Street from 5th Street to Roland Street. The South Carson Street Complete Streets Project includes improved business access, additional bicycle and pedestrian facilities, addition of fiber-optic cable and “smart city” improvements, a roundabout at South Carson and Stewart Street, stormwater improvements, decorative street lighting, and landscaping. The project will leverage previous City investment into the downtown area (Carson Street and Curry Street), extending the resulting community revitalization and economic benefits.

The construction and completion of the South Carson Street project combined with ongoing development throughout Carson City and regional growth present the need to comprehensively understand long-term circulation and access needs for parallel and adjacent side streets. Planning ahead for these future connections will be critical to ensuring realization of the full potential of prior and current transportation investments.

Consequently, Carson City is seeking to hire a qualified contractor to study medium- and long-term circulation and access needs for businesses and emergency response connecting along both sides of South Carson Street throughout the Redevelopment Area. Specifically, the study will provide: (1) recommended infrastructure and operational needs to mitigate congestion, facilitate safe multi-modal connectivity, and provide an acceptable level of service for overall access and circulation in the 2025 near-term and 2040 build-out years; (2) an intersection control evaluation (ICE) to identify an optimal geometric and control solution that will facilitate connectivity and access for business and emergency response services along South Carson Street at or near the Snyder intersection; (3) planning-level cost estimates for all recommended improvements that will allow the City to appropriately plan for capital improvement projects.

City staff estimate that this study may cost approximately \$80,000.