



# Community Development Department

108 E. Proctor Street  
Carson City, Nevada 89701  
(775) 887-2180 – Hearing Impaired: 711

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**Staff Report To:** Redevelopment Authority Citizens Committee

**Meeting Date:** May 6, 2019

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

**Agenda Title:** For Possible Action: Discussion and possible action to make a recommendation to the Redevelopment Authority regarding the expenditure of up to \$1,443,237 from the FY 2020 Redevelopment Revolving Fund to support various events, incentives and capital improvement projects as included in the FY 2020 Redevelopment Budget and Capital Improvement Program.

**Staff Summary:** All expenditures from the Redevelopment Revolving Fund must be approved by the Redevelopment Authority and Board of Supervisors upon recommendation from the Redevelopment Authority Citizens Committee. The proposed expenditures are for the following approved projects, programs and incentives in the FY 2020 Redevelopment budget: \$25,000 for Nevada Day, \$15,000 for farmers market, \$10,000 for Christmas tree lighting, \$7,500 for July 4<sup>th</sup> fireworks, \$30,000 for EPIC Rides mountain bike festival, \$58,016 for Michael Hohl, Inc. (auto dealer) incentive, \$160,000 for the sales tax reimbursement incentive program for the Southgate Mall and Carson Mall, \$217,927 for Richard Campagni (auto dealer) incentive, \$25,000 for special event street closures, \$50,000 for the Façade Improvement Program, \$200,000 for downtown street improvements, \$137,794 for Bob Boldrick Theater upgrades, \$190,000 for 3<sup>rd</sup> Street parking lot rehabilitation, \$52,000 for Aquatic Facility pool deck resurfacing, \$100,000 for downtown power line undergrounding, \$85,000 for Curry Street gas lamp replacement, and \$80,000 for a South Carson Street traffic study.

**Proposed Motion:** I move to recommend to the Redevelopment Authority approval of the expenditure of up to \$1,443,237 for the proposed projects and incentives subject to the projects being completed in FY 2020 unless additional time is granted by the Redevelopment Authority Citizens Committee, and any unused funds at the end of FY 2020 shall be subject to reallocation.

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## DISCUSSION:

The Redevelopment budget includes line items that are funded at the sole discretion of the Redevelopment Authority as well as items that are part of the discretionary allocation program for which the Redevelopment Authority Citizens Committee (RACC) makes recommendations. The purpose of this item is to make a recommendation to the Redevelopment Authority to authorize the expenditures for certain projects, programs and incentives for FY 2020, including activities in both of these categories. The requested approvals for expenditures are:

Redevelopment Authority Budget Items:

- \$25,000 for Nevada Day
- \$15,000 for farmers market

- \$10,000 for Christmas tree lighting
- \$7,500 for July 4<sup>th</sup> fireworks
- \$30,000 for EPIC Rides mountain bike festival
- \$58,016 for Michael Hohl, Inc. (auto dealer) incentive General Fund reimbursement
- \$160,000 for the sales tax reimbursement incentive program previously approved for the Southgate Mall and Carson Mall
- \$217,927 for Richard Campagni (auto dealer) incentive

**Discretionary Project Funds:**

- \$25,000 for special event street closures
- \$50,000 for the Façade Improvement Program
- \$200,000 for downtown street improvements
- \$137,794 for Bob Boldrick Theater upgrades
- \$190,000 for 3<sup>rd</sup> Street parking lot rehabilitation
- \$52,000 for Aquatic Facility pool deck resurfacing
- \$100,000 for downtown power line undergrounding
- \$85,000 for Curry Street gas lamp replacement
- \$80,000 for a South Carson Street traffic study

Other projects and programs in the budget and allocation plan have either already been approved for expenditure or will not be approved for expenditure until specific requests are made or additional details of the project are available for review and approval. The Redevelopment Authority and Board of Supervisors annually approve the bulk of Redevelopment expenditures in the June preceding the upcoming budget year so that the funds are available for expenditure at the beginning of the new fiscal year, July 1.

Attached is the Redevelopment budget presentation that was presented to the Redevelopment Authority by the Carson City Finance Department on April 18, 2019. It includes the five-year allocation and budget plan as approved by the Redevelopment Authority. The activities noted above are highlighted on the applicable pages of the presentation. Refer to the Redevelopment Authority packet from the meeting of April 18 for more details regarding the Redevelopment budget at [www.carson.org/agendas](http://www.carson.org/agendas).

Following is a brief summary of the discretionary projects noted above:

**Special event street closures (\$25,000)**

The Redevelopment Authority annually funds the cost of street closures for special events. This activity offsets the costs to applicants of putting on events.

**Façade Improvement Program (\$50,000)**

The RACC authorizes Façade Improvement Program expenditures for individual projects as applications are submitted. The Redevelopment Authority and Board of Supervisors need to authorize the expenditure in order for the RACC to be able to authorize the funds as applications are submitted.

**Downtown street improvements (\$200,000)**

Funding is allocated each year for the next five years to improve sidewalks and landscaping in the downtown area, primarily to expand improvements connecting to the completed Carson Street and Curry Street projects. The Public Works Department will evaluate priority areas based on discussions with property owners and businesses, as well as the existing condition of

certain street sections, to determine where improvements will occur. Another consideration will be coordination with power line undergrounding and gas lamp replacements, also activities funded through Redevelopment (see below).

Bob Boldrick Theater upgrades (\$137,794)

The Redevelopment Authority directed staff to reserve additional funds after the new theater seats and other upgrades that were recently completed. These funds will go towards a new microphone system, which is a critical need due to new wireless frequency regulations.

3<sup>rd</sup> Street parking lot rehabilitation (\$190,000)

These funds will be used to rehabilitate the 3<sup>rd</sup> Street public parking lot, which is also used for the Saturday Farmers Market.

Aquatic Facility pool deck resurfacing (\$52,000)

The pool deck will be resurfaced.

Downtown power line undergrounding (\$100,000)

Overhead power lines on a portion of Curry Street were placed underground as part of the recent Curry Street project. Redevelopment funds have been allocated over the next five years to continue to relocate existing overhead power lines underground. This activity may be coordinated with other downtown sidewalk improvement projects.

Curry Street gas lamp replacement (\$85,000)

An allocation of \$85,000 per year for the next five years has been planned to complete this project. The older gas lamps do not provide adequate lighting and need to be replaced.

South Carson Street traffic study (\$80,000)

The Redevelopment Authority has budgeted these funds to complete a long-term traffic study to determine the impacts of new development on the side streets and parallel streets to South Carson Street. The study will be used, in part, to determine the proportionate share of improvements that developers must pay for such improvements.

If you have any questions regarding this item, please contact Lee Plemel at 283-7075 or [Lplemel@carson.org](mailto:Lplemel@carson.org).

Attachments:

- 1) FY 2020 Redevelopment budget presentation from Carson City Finance Department

# Carson City Redevelopment Authority

## FY 2020 Tentative Budget & Capital Improvement Program



# Summary – All Funds

	2017-18 Actual	2018-19 Estimated	2019-20 Proposed	% Change Budget	\$ Change Budget
<b>REVENUE</b>					
<b>Ad Valorem Taxes</b>	\$ 1,876,297	\$ 2,159,278	\$ 2,238,649	<b>3.68%</b>	\$ 79,371
<b>Miscellaneous</b>	58,629	32,309	23,500	<b>-27.26%</b>	(8,809)
<b>Operating Transfers In</b>	1,675,113	1,716,290	2,122,911	<b>23.69%</b>	406,621
<b>Beginning Balance</b>	904,559	1,164,887	420,873	<b>-63.87%</b>	(744,014)
<b>TOTAL</b>	<b>\$ 4,514,598</b>	<b>\$ 5,072,764</b>	<b>\$ 4,805,933</b>	<b>-5.26%</b>	<b>\$ (266,830)</b>
<b>EXPENDITURE</b>					
<b>Salaries</b>	\$ 117,279	\$ 131,225	\$ 136,172	<b>3.77%</b>	\$ 4,947
<b>Benefits</b>	36,735	51,347	54,596	<b>6.33%</b>	3,249
<b>Service &amp; Supplies</b>	1,163,686	1,379,727	944,260	<b>-31.56%</b>	(435,467)
<b>Capital Outlay</b>	81,498	1,097,302	1,066,794	<b>-2.78%</b>	(30,508)
<b>Principal</b>	235,000	245,000	260,000	<b>6.12%</b>	15,000
<b>Interest</b>	40,400	31,000	21,200	<b>-31.61%</b>	(9,800)
<b>Operating Transfers Out</b>	1,675,113	1,716,290	2,122,911	<b>23.69%</b>	406,621
<b>Ending Fund Balance</b>	1,164,887	420,873	200,000	<b>-52.48%</b>	(220,873)
<b>TOTAL</b>	<b>\$ 4,514,598</b>	<b>\$ 5,072,764</b>	<b>\$ 4,805,933</b>	<b>-5.26%</b>	<b>\$ (266,831)</b>
<b>FTE</b>	<b>2.02</b>	<b>2.02</b>	<b>2.02</b>		

Carson City Redevelopment Authority Projection FY 2020 - FY 2024						
		FY 2020 Projection	FY 2021 Projection	FY 2022 Projection	FY 2023 Projection	FY 2024 Projection
<b>REVENUES</b>						
Property Taxes		\$ 2,238,649	\$ 2,328,195	\$ 2,421,323	\$ 2,518,176	\$ 2,618,903
Interest Revenue		16,000	16,000	16,000	16,000	16,000
Charges for Services		7,500	7,500	7,500	7,500	7,500
Beginning Fund Balance		420,873	200,000	200,000	200,000	200,000
<b>Total Rev and Fund Bal</b>		<b>\$ 2,683,022</b>	<b>\$ 2,551,695</b>	<b>\$ 2,644,823</b>	<b>\$ 2,741,676</b>	<b>\$ 2,842,403</b>
<b>EXPENDITURES</b>						
Debt Service (last payment 2021)		\$ 281,200	\$ 280,800	\$ -	\$ -	\$ -
Fiscal Charges		100	100	-	-	-
Sal and Ben:	Salary	136,172	142,300	148,704	155,396	162,389
	Benefits	54,596	57,053	59,620	62,303	65,107
Other Expenditures						
<b>Services &amp; Supplies (602)</b>		<b>180,716</b>	<b>180,000</b>	<b>180,000</b>	<b>180,000</b>	<b>180,000</b>
Special Events & Activities		10,000	-	-	-	-
Arts & Cultural Events		25,000	25,000	25,000	25,000	25,000
Nevada Day		25,000	25,000	25,000	25,000	25,000
Farmers Market		15,000	15,000	15,000	15,000	15,000
Xmas Tree Lighting		10,000	10,000	10,000	10,000	10,000
July 4th Fireworks		7,500	7,500	7,500	7,500	7,500
Epic Rides		30,000	-	-	-	-
Michael Hohl Incentive (end date 2020)		58,016	-	-	-	-
Sales Tax Incentive Program		160,000	160,000	160,000	160,000	160,000
Campagni Incentive		217,927	226,644	235,710	245,138	254,944
Revolving Loan Program		1	1	1	1	1

Carson City Redevelopment Authority Projection FY 2020 - FY 2024						
	FY 2020 Projection	FY 2021 Projection	FY 2022 Projection	FY 2023 Projection	FY 2024 Projection	
<b>EXPENDITURES</b>						
PW Event Street Closures	25,000	25,000	25,000	25,000	25,000	25,000
Façade Improvement Program	50,000	50,000	50,000	50,000	50,000	50,000
Downtown Equip & Infrastructure	5,000	5,000	5,000	5,000	5,000	5,000
Utility Assistance Program	20,000	20,000	20,000	20,000	20,000	20,000
William Street Corridor Project	-	85,000	300,000	-	-	-
South Carson Street Project	200,000	-	-	-	-	-
Downtown Side Street Improvements	200,000	200,000	200,000	200,000	200,000	200,000
Downtown Gateway Feature	25,000	-	-	-	-	-
Bob Boldrick Theater	137,794					
Children's museum outdoor remodel	50,000					-
3rd Street parking lot	190,000	-	-	-	-	-
Aquatic facility pool deck resurfacing	52,000	-	-	-	-	-
Underground downtown power lines	100,000	100,000	100,000	100,000	100,000	100,000
Curry Street gas lamp replacement	85,000	85,000	85,000	85,000	85,000	85,000
S. Carson St. Long Term Traffic circulation	80,000	-	-	-	-	-
Park signs	52,000	-	-	-	-	-
Fuji Park grandstands	-	200,000				
Undesignated	-	452,297	793,288	1,171,338	1,252,462	
Ending Fund Balance	200,000	200,000	200,000	200,000	200,000	200,000
<b>Total Exp and Fund Bal</b>	\$ 2,683,022	\$ 2,551,695	\$ 2,644,823	\$ 2,741,676	\$ 2,842,403	
<b>Tot Rev less Exp</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -