

**DRAFT MINUTES**  
**Regular Meeting**  
**Carson City Redevelopment Authority Citizens Committee (RACC)**  
**Monday, May 6, 2019 • 5:30 PM**  
**Community Center Sierra Room**  
**851 East William Street, Carson City, Nevada**

**Board Members**

<b>Chair – Court Cardinal</b>	<b>Vice Chair – Ronni Hannaman</b>
<b>Member – John Barrette</b>	<b>Member – Angela Bullentini-Wolf</b>
<b>Member – Sherri Powell</b>	<b>Member – Michael Smith</b>

**Staff**

Lee Plemel, Community Development Director  
Benjamin Johnson, 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**

(5:30:37) – Chairperson Cardinal called the meeting to order at 5:30 p.m. Roll was called and a quorum was present. Chairperson Cardinal and Member Powell were absent.

<b>Attendee Name</b>	<b>Status</b>	<b>Arrived</b>
Chairperson Court Cardinal	Absent	
Member John Barrette	Present	
Member Angela Bullentini-Wolf	Present	
Member Ronni Hannaman	Present	
Member Sherri Powell	Absent	
Member Michael Smith	Present	

**2. PUBLIC COMMENTS**

(5:31:20) – Vice Chairperson Hannaman entertained public comments; however, none were forthcoming.

**3. FOR POSSIBLE ACTION ON APPROVAL OF MINUTES – MARCH 4, 2019.**

(5:31:50) – Vice Chairperson Hannaman introduced the item and entertained corrections, changes, or a motion.

**(5:32:05) – MOTION: I move to approve the minutes [of the March 4, 2019 RACC meeting].**

<b>RESULT:</b>	<b>APPROVED (4-0-0)</b>
<b>MOVER:</b>	Barrette
<b>SECONDER:</b>	Smith
<b>AYES:</b>	Hannaman, Barrette, Bullentini, Smith
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Cardinal, Powell

#### 4. MEETING ITEMS

##### **4.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO MAKE A RECOMMENDATION TO THE REDEVELOPMENT AUTHORITY REGARDING THE EXPENDITURE OF UP TO \$7,284 FOR SPECIAL EVENT FUNDING FROM THE REDEVELOPMENT REVOLVING FUND, SPECIAL EVENTS ACCOUNT, FOR FISCAL YEAR 2019.**

(5:32:12) – Vice Chairperson Hannaman introduced the item. Mr. Plemel presented the Staff Report and referenced the event applications, all of which are incorporated into the record. He also noted the breakdown of the \$7,284 special event funding request was as follows: \$4,500 requested by Advocates to End Domestic Violence’s Taste of Downtown event and \$2,784 requested for the University of Nevada Cooperative Extension’s 2019 Carson City Nevada Fair. Mr. Plemel explained that the budget allocation plan for the upcoming year will not have funds in the Special Events account; however, funds will still be included in the Arts Special Events account, adding that an amendment in the Special Event Policies and Procedures will be brought to the Committee at a future date. Vice Chairperson Hannaman commented that “both applications were very thorough” and invited the applicants to answer members’ questions.

(5:35:12) – Lisa Lee, Executive Director of Advocates to End Domestic Violence explained that this was the event’s 26<sup>th</sup> anniversary and believed “the Taste has been instrumental in helping turn Downtown Carson City into a dining district”, adding that the requested funds will be used to reimburse the 40 or 45 restaurants that will participate in the event and to offset the cost of live entertainment. Member Smith noted that he had attended the event for the first time last year and had “thoroughly enjoyed” it and commented on the peaceful nature of the event. Member Bullentini disclosed that her restaurant, Gather, will participate in the event and Deputy District Attorney Ben Johnson advised that she abstain from voting on this item because of a “disqualifying interest”. There were no public comments. Vice Chair Hannaman entertained a motion.

**(5:38:17) – MOTION: I move to recommend [to the Redevelopment Authority] approval of the expenditures in the amount of \$4,500 for Taste of Downtown for 2019.**

<b>RESULT:</b>	<b>APPROVED (4-0-1)</b>
<b>MOVER:</b>	Smith
<b>SECONDER:</b>	Barrette
<b>AYES:</b>	Hannaman, Barrette, Smith
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	Bullentini
<b>ABSENT:</b>	Cardinal, Powell

(5:38:56) – Lisa Taylor, introduced herself as working with the Cooperative Extension Service, called the event “family-friendly”, and explained the shift in the focus of the Fair. She also noted that a new planned demolition derby event had already received 30,000 social media views, and that the tents will be used to provide a cooler and safe environment for the livestock. Ms. Taylor stated that other fund raisers would be pursued, with the funds geared towards providing leadership opportunities for the youth. There were no public comments.

**(5:41:18) – MOTION: I move to recommend [to the Redevelopment Authority] approval of the expenditures in the amount of \$2,784 for the 2019 Carson City Nevada Fair.**

<b>RESULT:</b>	<b>APPROVED (4-0-0)</b>
<b>MOVER:</b>	Smith
<b>SECONDER:</b>	Bullentini
<b>AYES:</b>	Hannaman, Barrette, Bullentini, Smith
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Cardinal, Powell

**4.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE EXPENDITURE OF UP TO \$25,000 FROM THE FAÇADE IMPROVEMENT PROGRAM FUND FOR FAÇADE IMPROVEMENTS TO THE BUILDING LOCATED AT 801 N. CARSON STREET, KNOWN AS THE NOLAN INN, WITHIN REDEVELOPMENT AREA NO. 1.**

(5:41:49) – Vice Chairperson Hannaman introduced the item. Mr. Plemel presented the Staff Report which is incorporated into the record. He also reminded the Committee that theirs is the final decision based on the Façade Improvement Program guidelines and explained that the conditions of approval outlined in the Staff Report must be completed prior to reimbursement, adding that the new ownership has been “working on [the property] diligently to fix up the place”. He also acknowledged the applicants’ presence in the audience.

(5:45:42) – Tanyajo Nolan introduced herself and other Nolan Inn co-owners, Gary and Jacob Nolan. Ms. Nolan explained that they had purchased the property “as is” and that they had begun the internal renovations. In response to a question by Member Barrette, she gave examples of some of the room improvements and furniture upgrades, adding that they have been compliant with the City’s requirements. Member Smith inquired about the painting quote which was provided by Gary Nolan, co-owner. Mr. Plemel explained that the program requires a minimum of three bids; however, property owners who are contractors had been unable to receive additional bids and that the applicants had requested waiving off the three-bid requirement. He also confirmed for Vice Chair Hannaman that most applicants had been unable to provide three bids due to the better economy, adding that the applicants planned to spend more than the \$50,000 requirement. Member Bullentini was also concerned about the single bid for painting and cautioned against the practice and believed that public funds should be allocated for contract work that cannot be done [by the property owner]. Mr. Nolan explained that most of the work was done by other

contractors, except the painting. He also explained that façade improvement would cost more than the matching grant, calling the painting a non-factor. Mr. Plemel clarified that the applicant's cost was "50 percent reimbursement to the contractor's work, plus their work for painting". He also believed that other contractors are not likely to bid on a contractor's project and suggested receiving "the time and materials actual cost" and not the commercial price from the Nolans. Mr. Nolan explained that they had been Carson City residents for over 35 years and they planned on making a difference. Vice Chair Hannaman inquired whether the contractor discussion should be taken to the Board of Supervisors for discussion or revision. Vice Chairperson Hannaman entertained public comments and when none were forthcoming, a motion.

**(6:03:06) – MOTION: I move to approve the expenditure of \$25,000 for façade improvements to the building located at 801 N. Carson Street, subject to the conditions of approval in the staff memo; and to grant a waiver of the policy requiring three bids for the proposed improvements.**

<b>RESULT:</b>	<b>APPROVED (4-0-0)</b>
<b>MOVER:</b>	Barrette
<b>SECONDER:</b>	Bullentini
<b>AYES:</b>	Hannaman, Barrette, Bullentini, Smith
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Cardinal, Powell

**4.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO MAKE A RECOMMENDATION TO THE REDEVELOPMENT AUTHORITY REGARDING THE EXPENDITURE OF UP TO \$50,000 FOR A REMODEL OF THE FRONT OUTSIDE AREA OF THE CHILDREN'S MUSEUM, LOCATED AT 813 N. CARSON STREET.**

(6:03:58) – Vice Chairperson Hannaman introduced the item and stated that the subject property was located next to the previously-discussed Nolan Inn. Mr. Plemel presented the Staff Report with accompanying photographs and clarified that the signs were not part of the requested funds. He also noted that Architect John Copoulos and Museum Executive Director Benjamin Korn were in the audience. Vice Chair Hannaman was informed that the signage was excluded from the proposal because it was unavailable at this time for approval.

(6:08:05) – Mr. Korn and Museum Board President Casey Gillis introduced themselves. Mr. Korn updated the Committee on the fencing issues raised by the State Historic Preservation Office (SHPO); therefore, the fencing plan was revised and they chose to forgo the plan for a playground. Ms. Gillis explained that picnic tables will be placed outside; however, they may be used by the public since the area will not be fenced. She also clarified for Member Bullentini, who expressed concern for the children's safety, that the City's Historic Resources Commission's approval was overridden by SHPO. Ms. Gillis explained that the existing fence will stay; however, it will not have a gate. Vice Chair Hannaman stated that this change was a "surprise" and not "play-friendly". Mr. Korn explained that a play area was considered on the side of the building; however, it was shaded from the sun and would be cold during the winter months. There were no public comments.

(6:15:52) – MOTION: I move to [recommend to the Redevelopment Authority approval] of the expenditure of up to \$43,200 for the Children’s Museum improvements.

<b>RESULT:</b>	APPROVED (4-0-0)
<b>MOVER:</b>	Smith
<b>SECONDER:</b>	Bullentini
<b>AYES:</b>	Hannaman, Barrette, Bullentini, Smith
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Cardinal, Powell

**4.D PRESENTATION AND DISCUSSION ONLY: PRESENTATION REGARDING AN UPDATE AND TO SOLICIT PUBLIC COMMENTS ON THE 60% DESIGN OF THE SOUTH CARSON STREET COMPLETE STREETS PROJECT.**

(6:16:44) – Vice Chairperson Hannaman introduced the item. City Engineer Dan Stucky introduced himself and Project Manager Tom Grundy. Mr. Stucky gave background and presented the Staff Report and the accompanying PowerPoint presentation, both of which are incorporated into the record. He also reviewed the included schedule and responded to clarifying questions by the members. Mr. Stucky suggested following the project on [carsonproud.com](http://carsonproud.com) or receiving mobile messaging updates by texting “Carson Proud” to 31996. Vice Chair Hannaman received confirmation that the project completion was planned for late October 2020. Discussion ensued regarding roundabouts and Mr. Stucky believed that proper signage and striping will make a difference in navigating a roundabout. He also noted that a “roundabout education” video is being planned.

**4.E 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.**

(6:40:01) – Vice Chair Hannaman introduced the item. Mr. Plemel reviewed the Staff Report and the Carson City Redevelopment Authority FY 2020 Tentative Budget and Capital Improvement Program, both of which are incorporated into the record. He also clarified that the per the Nevada Revised Statute, expenditures from the Redevelopment Revolving Fund must be approved by the Redevelopment Authority and Board of Supervisors upon recommendation from the RACC. Mr. Plemel explained that once the Committee approved the Tentative Budget, it will be forwarded to the Board of Supervisors for approval in June 2019. There were no public comments. Vice Chair Hannaman entertained a motion.

(6:47:15) – 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.

<b>RESULT:</b>	<b>APPROVED (4-0-0)</b>
<b>MOVER:</b>	Bullentini
<b>SECONDER:</b>	Barrette
<b>AYES:</b>	Hannaman, Barrette, Bullentini, Smith
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Cardinal, Powell

**4.F FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO PROVIDE DIRECTION TO STAFF REGARDING THE CREATION OF AN APPLICATION FOR CAPITAL IMPROVEMENT AND PUBLIC INFRASTRUCTURE PROJECTS REQUESTED AS PART OF THE ANNUAL BUDGET ALLOCATION PROCESS.**

(6:47:54) – Vice Chair Hannaman introduced the item and thanked Mr. Plemel for bringing the item to the Committee per the discussion in a previous meeting. Mr. Plemel reviewed the Staff Report and noted that due to time constraints he was unable to provide an application mockup but wished to address the items he wished to make part of the application process and form. He also clarified that because Redevelopment Area One and Redevelopment Area two had different objectives, the forms will be tailored to match appropriate objectives. Additionally, Mr. Plemel noted that other funding sources would be listed by the applicants per previous discussions. Vice Chair Hannaman called it “a good policy” and thanked Mr. Plemel for preparing it. She also observed that the Redevelopment Plan would need updating because some buildings were no longer in existence.

**5. DISCUSSION ONLY**

**a. STAFF REPORTS AND UPDATES ON MATTERS RELATING TO THE RACC.**

(6:56:24) – Mr. Plemel stated that he had no additional Staff updates.

**b. FUTURE AGENDA ITEMS FOR THE NEXT RACC MEETING.**

(6:56:29) – No new agenda items were requested.

**c. RACC MEMBER REPORTS AND COMMENTS**

(6:56:40) – Vice Chair Hannaman expressed excitement that “the end of May begins our big season for the downtown”.

**6. PUBLIC COMMENTS**

(6:57:40) – Ms. Taylor thanked the Committee for “all [their] time and effort”.

**7. FOR POSSIBLE ACTION: ADJOURNMENT.**

**(6:58:25) – Vice Chairperson Hannaman adjourned the meeting at 6:58 p.m.**

The Minutes of the May 6, 2019 Carson City Redevelopment Authority Citizens Committee meeting are so approved on this 3<sup>rd</sup> day of June, 2019.

---

RONNI HANNAMAN, Vice Chair