MINUTES
Regular Meeting
Carson City Redevelopment Authority Citizens Committee (RACC)
Monday, March 4, 2019 ● 5:30 PM
Community Center Sierra Room
851 East William Street, Carson City, Nevada

Board Members

Chair – Court Cardinal
Member – Angela Bullentini-Wolf
Member – Sherri Powell
Member – John Barrette
Member – Ronni Hannaman
Member – Michael Smith

Staff

Lee Plemel, Community Development Director
Dan Yu, Assistant 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.

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

(5:35:04) – Chairperson Cardinal called the meeting to order at 5:35 p.m. Roll was called and a quorum was present.

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

2. PUBLIC COMMENTS

(5:35:58) – Chairperson Cardinal entertained public comments; however, none were forthcoming.

3. FOR POSSIBLE ACTION ON APPROVAL OF MINUTES – NOVEMBER 5, 2018 AND DECEMBER 3, 2018.

(5:36:16) – Chairperson Cardinal introduced the item and entertained corrections, changes, or a motion.

(5:36:22) – MOTION: I move to approve the minutes of the November 5, 2018 and December 3, 2018 meetings.

RESULT:	**APPROVED (6-0-0)**
MOVER:	Hannaman
SECONDER:	Barrette
AYES:	Cardinal, Barrette, Bullentini, Hannaman, Powell, Smith
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

(5:37:01) – Member Cardinal recognized new RACC member Angela Bullentini-Wolf and invited her to introduce herself. Member Bullentini noted that she was a fifth-generation Nevadan, born and raised in Carson City. She also noted that she was the owner of Gather Restaurant downtown and was a practicing attorney.

4. MEETING ITEMS

4-A FOR POSSIBLE ACTION: TO ELECT A REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE (RACC) CHAIR AND VICE-CHAIR FOR 2019.

(5:37:21) – Chairperson Cardinal introduced the item.

(5:37:25) – MOTION: I move to reelect Chairperson Cardinal to the position of Chair.

RESULT:	**APPROVED (6-0-0)**
MOVER:	Hannaman
SECONDER:	Barrette
AYES:	Cardinal, Barrette, Bullentini, Hannaman, Powell, Smith
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

(5:37:25) – MOTION: I move to elect Member Hannaman to the position of Vice Chair.

RESULT:	**APPROVED (6-0-0)**
MOVER:	Cardinal
SECONDER:	Barrette
AYES:	Cardinal, Barrette, Bullentini, Hannaman, Powell, Smith
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

4-B FOR POSSIBLE ACTION: TO MAKE RECOMMENDATIONS TO THE REDEVELOPMENT AUTHORITY REGARDING THE ALLOCATION OF UNDESIGNATED REDEVELOPMENT FUNDS FOR FISCAL YEAR 2020 AND THE ESTIMATION OF FUTURE

ALLOCATIONS FOR THE FOLLOWING FOUR YEARS TO IMPLEMENT REDEVELOPMENT OBJECTIVES.

(5:38:42) – Chairperson Cardinal introduced the item. Mr. Plemel reviewed the Staff report, including a spreadsheet showing the FY 2020 Redevelopment tentative budget allocations and a status report on previously approved projects and programs, incorporated into the record.

(5:43:10) – Vice Chairperson Hannaman inquired about why the previously approved Blue Line project was in the FY 2020 budget and Mr. Plemel noted that it was carried forward, along with the Downtown Gateway finding, because he did not have an FY 2019 column for this discussion but the goal was to complete it in this fiscal year. He also clarified that this discussion was for planning purposes and not for budget authorization.

(5:46:47) – Chairperson Cardinal inquired about special event funding and recalled a decision by the RACC to eliminate such funding. Mr. Plemel noted that some funds could be allocated to new special events. Member Hannaman wished to see the funds used within the allocated year and not carried over, citing the Children's Museum and the Blue Line projects. Discussion ensued regarding one-time seed money versus continuous funding of special events. Vice Chair Hannaman cited several major special events such as Epic Rides that were being funded by other monies. Mr. Plemel also reviewed the worksheet containing a list of potential new projects and responded to clarifying questions. Public Works Director Darren Schulz noted that the Third Street parking lot rehabilitation proposal did not include lighting. Transportation Manager Lucia Maloney clarified the need for a traffic study which would address the needs, especially at crossings and other areas, when South Carson Street was being rehabilitated. She believed that a complete study would help plan better. Member Barrette stated that the proposed $25,000 for a downtown trash enclosure was "like throwing up a feather in the air and watching it fall."

(6:22:44) – Mr. Plemel invited Parks and Recreation Department director Jennifer Budge and Recreation Supervisor Dan Earp to answer questions regarding parks. Mr. Earp cited several parks in need of rehabilitation such as Ross Gold Park; however, he stated that Staff had recommended the swimming pool deck resurfacing as a more urgent projrct than adding a sound system at Fuji Park. Mr. Plemel clarified that the swimming pool would qualify as an infrastructure project by bringing in tournaments. Member Barrette inquired about metrics and Mr. Earp noted that tournaments bring revenue to the City. Discussion ensued regarding the Blue Line and Mr. Schulz explained that it could not be painted over because the current blue tape must be removed first, prior to the repainting. Member Barrette also wished to see the downtown cleanup and snow removal done right and Mr. Schulz noted that "the contractor is following the scope of the contract" which was negotiated by the Downtown Neighborhood Improvement District (NID). Member Bullentini inquired about the cleanup responsibility of the "public space" downtown since the business owners were not responsible for the "alley". Member Barrette noted that the City did not remove the snow from the parks as well. Chairperson Cardinal suggested ranking the project list spreadsheet from one through ten by each member as seen in the spreadsheet on the following page.

(7:01:35) – Mr. Plemel averaged the results and presented them in the spreadsheet on the following page.

(7:11:15) – Vice Chair Hannaman did not see the fitness center as a RACC project.

		Rank programs/project priorities 1-10													
Points		Smith	Powell	Cardinal	Hannaman	Barrette	B-Wolf								
8.5	*3rd Street parking lot rehabilitation ($190,000)*	5	1	5	1	2	1	0	6	10	6	10	9	10	0
2.2	*S. Carson St. Long-Term Traffic Circulation Improvements Study ($80,000)*	10	7	4	0	0	10	0	1	4	7	0	0	1	0
5.8	*Curry Street gas lamp replacement ($425,000)*	7	5	1	10	1	7	0	4	6	10	1	10	4	0
6.3	*Underground downtown power lines ($500,000)*	6	4	2	2	6	8	0	5	7	9	9	5	3	0
4.2	*Downtown shared trash enclosure ($25,000)*	8	6	0	8	5	3	0	3	5	0	3	6	8	0
7.8	*Aquatic facility pool deck resurfacing ($65,000)*	1	2	3	3	8	2	0	10	9	8	8	3	9	0
4.0	*Aquatic facility fitness center ($75,000)*	2	3	0	0	0	4	0	9	8	0	0	0	7	0
1.3	*Ross Gold Park pavilion ($100,000)*	0	0	9	0	10	6	0	0	0	2	0	1	5	0
0.0	*Ross Gold Park tennis courts ($25,000)*	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1.2	*Ross Gold Park signs ($8,000)*	0	0	0	0	4	0	0	0	0	0	0	7	0	0
0.3	*Mills Park skate park ($100,000)*	9	0	0	0	0	0	0	2	0	0	0	0	0	0
1.2	*Mills Park signs ($12,000)*	0	0	0	4	0	0	0	0	0	0	7	0	0	0
1.0	*Marv Teixeira Pavilion sign ($30,000)*	0	0	0	5	0	0	0	0	0	0	6	0	0	0
0.0	*Marv Teixeira Pavilion scoreboard ($100,000)*	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0.2	*Mills Park tennis courts ($50,000)*	0	10	0	0	0	0	0	0	1	0	0	0	0	0
0.8	*Mills Park picnic tables ($20,000)*	0	9	8	0	0	0	0	0	2	3	0	0	0	0
1.3	*Fuji Park signs ($10,000)*	0	0	10	6	9	0	0	0	0	1	5	2	0	0
3.7	*Fuji Park grandstands ($200,000)*	3	0	7	7	7	9	0	8	0	4	4	4	2	0
1.2	*Fuji Park dog area ($50,000)*	4	0	0	0	0	0	0	7	0	0	0	0	0	0
4.0	*Downtown Cleaning/Snow removal*	0	8	6	9	3	5	0	0	3	5	2	8	6	0

(7:11:59) – Member Bullentini believed that at the previous Board of Supervisors meeting, the Board had noted that the Ross Gold Park rehabilitation was due to the safety hazard presented by the equipment; however, Chairperson Cardinal noted that it would not drive redevelopment business. Member Barrette agreed with Chairperson Cardinal that the spending should create business development. Mr. Plemel suggested voting on each item separately. It was agreed not to fund the Downtown Gateway Arches. Mr. Plemel offered to relay the explanations and the discussion to the Redevelopment Authority.

(7:26:45) – Chairperson Cardinal entertained public comments and when none were forthcoming, a motion.

(7:27:08) – MOTION: I move to accept the budget augmentation as shown [in the spreadsheet on the following page].

RESULT:	**APPROVED (6-0-0)**
MOVER:	Hannaman
SECONDER:	Powell
AYES:	Cardinal, Barrette, Bullentini, Hannaman, Powell, Smith
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

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.)						
Potential New Projects (with staff recommendations for funding)						
3rd Street parking lot rehabilitation ($190,000)	*$ 190,000*					*$ 190,000*
S. Carson St. Long-Term Traffic Circulation Improvements Study ($80,000)	*$ 80,000*					*$ 80,000*
Curry Street gas lamp replacement ($425,000)	*$ 85,000*	*$ 85,000*	*$ 85,000*	*$ 85,000*	*$ 85,000*	*$ 425,000*
Underground downtown power lines ($500,000)	*$ 100,000*	*$ 100,000*	*$ 100,000*	*$ 100,000*	*$ 100,000*	*$ 500,000*
Downtown shared trash enclosure ($25,000)	*$ 25,000*					*$ 25,000*
Aquatic facility pool deck resurfacing ($65,000)	*$ 52,000*					*$ 52,000*
Aquatic facility fitness center ($75,000)						*$ -*
Ross Gold Park pavilion ($100,000)						*$ -*
Ross Gold Park tennis courts ($25,000)						*$ -*
Ross Gold Park signs ($8,000)						*$ -*
Mills Park skate park ($100,000)						*$ -*
Mills Park signs ($12,000)						*$ -*
Marv Teixeira Pavilion sign ($30,000)						*$ -*
Marv Teixeira Pavilion scoreboard ($100,000)						*$ -*
Mills Park tennis courts ($50,000)						*$ -*
Mills Park picnic tables ($20,000)						*$ -*
Fuji Park signs ($10,000)						*$ -*
Fuji Park grandstands ($200,000)		*$ 200,000*				*$ 200,000*
Fuji Park dog area ($50,000)						*$ -*
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)

5. DISCUSSION ONLY

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

(7:28:00) – Mr. Plemel presented the Staff Report which is incorporated into the record and responded to clarifying questions. He also announced the RACC vacancy for an Area 1 property or business owner and recommended that interested candidates contact the City Manager's Office or the Community Development Office.

b. FUTURE AGENDA ITEMS FOR THE NEXT RACC MEETING.

c. RACC MEMBER REPORTS AND COMMENTS

(7:29:55) – Vice Chair Hannaman suggested focusing on the Carson Street area north of William Street (to Winnie Lane), noting that the Carson City Chamber of Commerce receives complaints about that area, which she believes is "rather blighted" and in need of rehabilitation.

(7:34:50) – Member Smith inquired about the Utility Extension Assistance line item in the budget and Mr. Plemel explained that the item was not to receive assistance paying bills; however, the funds would be allocated to help new businesses bring in utilities to a property where there are none. Member Smith was also informed that the funds, if not spent, could be fungible.

6. PUBLIC COMMENTS

(7:36:50) – There were no public comments.

7. FOR POSSIBLE ACTION: ADJOURNMENT.

(7:37:03) – Chairperson Cardinal adjourned the meeting at 7:37 p.m.

The Minutes of the March 4, 2019 Carson City Redevelopment Authority Citizens Committee meeting are so approved on this 6th day of May, 2019.

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COURT CARDINAL, Chair