

CARSON CITY REDEVELOPMENT AUTHORITY

Minutes of the March 21, 2019 Meeting

Page 1

A regular meeting of the Carson City Redevelopment Authority was scheduled to take place during the Board of Supervisors meeting on Thursday, March 21, 2019, in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Lori Bagwell
Vice Chairperson Stacey Giomi
Member John Barrette
Member Brad Bonkowski
Member Robert Crowell

STAFF: Nancy Paulson, City Manager
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 (10:57:00) - Chairperson Bagwell called the meeting to order at 10:57 a.m., noting the presence of a quorum.

20. PUBLIC COMMENT (10:57:34) - Chairperson Bagwell entertained public comment; however, none was forthcoming.

21. POSSIBLE ACTION ON APPROVAL OF MINUTES - January 17, 2019 and February 7, 2019 (10:57:45) - Chairperson Bagwell introduced this item. She noted that, due to the infrequency of Redevelopment Authority meetings, the January 17th minutes were past the 45-day statutory time frame. She entertained a motion. **Member Bonkowski moved to approve the minutes of January 17th and February 7th, as presented. Vice Chairperson Giomi seconded the motion. Motion carried 5-0.**

22. COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION - DISCUSSION AND POSSIBLE ACTION REGARDING THE FY 2020 REDEVELOPMENT DISCRETIONARY FUNDS TENTATIVE BUDGET ALLOCATIONS AND ESTIMATING ALLOCATIONS FOR THE FOLLOWING FOUR YEARS FOR THE PURPOSES OF BUDGET PLANNING TO IMPLEMENT REDEVELOPMENT OBJECTIVES (10:59:01) - Chairperson Bagwell introduced this item. Community Development Director Lee Plemel presented the agenda materials, in conjunction with displayed slides, and responded to questions of clarification. Mr. Plemel and Parks, Recreation, and Open Space Department Director Jennifer Budge responded to questions of clarification. Following discussion, Ms. Budge offered to meet with staff to review the existing Fuji Park master plan and develop a plan to update it. Chairperson Bagwell entertained additional questions or comments; however, none were forthcoming.

Mr. Plemel presented the new proposals in conjunction with displayed slides. City Engineer Dan Stucky responded to questions regarding plans for disposing of the Curry Street gas lamps. With regard to the downtown trash enclosure, Member Bonkowski expressed the opinion that this should be a property

CARSON CITY REDEVELOPMENT AUTHORITY

Minutes of the March 21, 2019 Meeting

Page 2

owner's responsibility. He advised of no objection to utilizing City property, in a public / private partnership, with a provision to bill back the prorated amount for the properties that will benefit. With regard to downtown cleaning and snow removal, Member Bonkowski referred to the agreement which is based on a shared percentage of expenses, between the City and the NID properties. "... if we're talking about increasing the City's contribution by \$26,000, that means there has to be the appropriate increase in assessments." Mr. Plemel explained that the City's share is fixed at approximately \$26,000, pursuant to the agreement. The NID assessment increases according to the annual CPI. "This would be outside of that agreement and used to work with them to include this somehow in their contract services for cleaning ... Should the concept make it past this level and we have that funding available, we would then need to meet with the NID Board and figure out how to use it ... We would have to amend the agreement with the Board of Supervisors for those new services; not how much they get assessed but the agreement on what gets cleaned and to what level." Member Bonkowski reiterated the preference to delay the Fuji Park signage until such time as the Fuji Park master plan is updated.

In response to a question, Mr. Plemel advised of the need to review the agreement, between the City and the Downtown Neighborhood Improvement District, to determine the provisions regarding amendment. Following a brief discussion, Vice Chairperson Giomi expressed agreement with Member Bonkowski regarding downtown parking and property cleanup. "... if there's enough, they should be doing it and if we have to amend the agreement to expand the area or do a better job, then I think we should do that first before we're spending more money on it." Vice Chairperson Giomi expressed support for the trash enclosures. "There is a public nexus to the trash enclosure. In other words, if it were built on public property or if it were used by the general public or our local government, but I have a problem with spending it and creating a trash enclosure on private property in the downtown district when we're not doing it anywhere else. So, I wouldn't support that unless it were a public use trash enclosure or even shared, where we build it and they can pay for the removal of it."

In response to a question, Transportation Manager Lucia Maloney provided an overview of the South Carson Street Traffic Circulation Project. She explained that the project does not include "long-term needs that may be coming after the South Carson project to look at the parallel streets - Curry and Cochise and Silver Sage, what the circulation changes might be twenty years from now or fifteen years from now or even ten years from now. And also looking at those cross streets. So we know that with development of the armory site, for example, we may need a traffic signal at Rhodes, where the Starbuck's center is right now. Additionally, we know (it's been in the Regional Transportation Plan for some time) a potential realignment of Snyder at Appion, both for emergency response - there's a fire station back there - to make sure that they can get out and go southbound on South Carson. And also with the immense amount of development projects that are happening in southwest Carson up on the hill above Carson Street. So, looking at all those long-term impacts and how they impact circulation to make sure that we have the circulation capability, we have the right approaches and geometries in there at those traffic signals to make sure the long trucks for the auto dealerships can get in and get turned around when they need to, to make sure that the abutting properties on those parallel streets can get in and out where they need to. Those are types of things that we envision the circulation study will address, which is really the next stage coming after South Carson."

In response to a question, Mr. Stucky advised that the potential for a signal at Appion Way is being planned for with design of the project. At Rhodes, conduit may be installed to support the possibility of a future traffic signal. "We are taking these things into account right now during the design" of the South Carson

CARSON CITY REDEVELOPMENT AUTHORITY

Minutes of the March 21, 2019 Meeting

Page 3

Street project. Vice Chairperson Giomi discussed the importance of ensuring the proposed \$80,000 is being wisely allocated. Ms. Maloney advised of having recently contracted with an independent engineer to review the 30% design for the South Carson Street project. “That comprehensive review of the 30% design yielded some really great traffic engineering recommendations on right-hand deceleration lanes ... at some of the key intersections and so those have been added into the South Carson Street project. ... some additional recommendations came out of there related to queuing and storage if you’re going eastbound ... on Clearview at the gas station and you’re approaching South Carson ... And so, getting specific and starting to look at ... infrastructure improvements ... needed on some of those cross streets and those parallel facilities is outside of the scope of the South Carson project, but ... we’re trying to look ahead and be prepared for when those are needed. The study would also assist staff with asking for some of these improvements in a comprehensive and well-thought-out way when these development projects come in on the hill. ... I see where the overlap is and I appreciate the questions. The scope is a little bit different ...”

Vice Chairperson Giomi expressed concern over missing an opportunity on South Carson Street for the gateway project “to do something that really is a quality, excellent reflection of our community. I don’t want to miss that opportunity because we have one shot to do it and I don’t really want to gloss over ... the importance ... I’d really like to put something there that is reflective of our community and signals the beginning of our downtown, the beginning of the state capital. I don’t know what that is but I know that I don’t feel like \$30,000 is enough to do that. I think it would be cool, personally, to get the state to agree to let us move the Kit Carson statute into that roundabout and do some kind of a water feature there.” Vice Chairperson Giomi expressed concern over getting “too far down the design path” that an opportunity for the Board to provide input is missed.

Member Barrette expressed agreement with Vice Chairperson Giomi’s comments, particularly with regard to the South Carson Street gateway project. Member Barrette expressed serious concern over the “trash problem” and snow removal in the downtown area. He suggested that the entire redevelopment district should be involved. He stated, “the NID isn’t doing its job ... They may start doing the job and I hope they will. ... The problem is we don’t have control. This Board doesn’t run that board or whatever it is ... The contract, apparently, was inadequate ... and I come down here ... maybe six or seven times a month with my dog and ... there are business people who ... are letting things go and we need to tackle this. I don’t care how we tackle it. ... We spent \$15 million in our downtown ... We want to do this stuff right and that includes taking care of it after we spend it.”

Chairperson Bagwell expressed agreement that the trash enclosure “and line 30” are much more tenant / landlord related. I just don’t think they belong ... in the redevelopment. And especially, actually line 30 is the \$26,000 a year. I think we need to deal within the NID requirements and potentially, as Member Barrette is indicating, look at that, look at what amendments, but I’m not interested in the Redevelopment Authority having a long-term commitment of paying another \$26,000 a year without a nexus to support that. The Redevelopment Authority will end those agreements and I don’t want to set the businesses up to thinking we have a long-term commitment from the City side of doing that activity. ... I don’t think it’s right that we’re going to pay maybe \$26,000 a year for this group but we’re not going to go anywhere else in redevelopment and relieve their tenant requirements. Everybody else has to pay for that activity so I’d rather we look at the NID contract and see what provisions are appropriate ... for levels of service there.” With regard to the Fuji Park signage, Chairperson Bagwell suggested conditioning the funding allocation on the approved master plan. Discussion followed.

CARSON CITY REDEVELOPMENT AUTHORITY

Minutes of the March 21, 2019 Meeting

Page 4

Chairperson Bagwell entertained public comment and, when none was forthcoming, a motion. Vice Chairperson Giomi moved to approve the tentative redevelopment budget allocations, as recommended by the Redevelopment Authority Citizens Committee, with the following changes: reallocating \$100,000 to the Fuji Fairgrounds Arena sound system from FY 20 to FY 19; moving the utility extension assistance funds to the Fuji Park Master Plan and allowing those funds to carry forward to completion; moving the Bob Boldrick Theater Project funds, of \$137,974, from FY 19 to FY 20; and new projects: removing the downtown shared trash enclosure and assigning those funds to undesignated; removing the funds for downtown cleaning and snow removal in FY 20, '21, '22, '23, and '24, and moving those funds to undesignated. Member Bonkowski seconded the motion. Chairperson Bagwell entertained discussion on the motion, and Member Barrette advised that he would be voting against the motion. Mr. Plemel and Chief Financial Officer Sheri Russell responded to a question regarding the budget process. Chairperson Bagwell called for a vote on the pending motion. **Motion carried 4 - 1.**

23. PUBLIC COMMENT (11:53:33) - Chairperson Bagwell entertained public comment; however, none was forthcoming.

24. ACTION TO ADJOURN (11:53:40) - Chairperson Bagwell adjourned the meeting at 11:53 a.m.

The Minutes of the March 21, 2019 Carson City Redevelopment Authority Meeting are so approved this 18th day of April, 2019.

LORI BAGWELL, Chair

ATTEST:

AUBREY ROWLATT, Clerk - Recorder