

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

Board Members

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

Staff

Lee Plemel, Community Development Director
J. Daniel Yu, Assistant District Attorney
Dan Stucky, City Engineer
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

(5:32:02) – Chairperson Cardinal called the meeting to order at 5:32 p.m. Roll was called and a quorum was present.

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

2. PUBLIC COMMENTS

(5:33:11) – Chairperson Cardinal entertained public comments; however, none were forthcoming. He also introduced newly-appointed Member Katie Bawden who noted that she had lived in Carson City for 36 years and had been a realtor for the past 16 years.

3. FOR POSSIBLE ACTION ON APPROVAL OF MINUTES – JUNE 3, 2019.

(5:34:03) – Chairperson Cardinal introduced the item and entertained corrections, changes, or a motion.

(5:34:12) – MOTION: I move to approve the June 3, 2019 RACC meeting minutes.

RESULT:	APPROVED (7-0-0)
MOVER:	Hannaman
SECONDER:	Barrette
AYES:	Cardinal, Hannaman, Barrette, Bawden, Bullentini, Powell, Smith
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

4. MEETING ITEMS

4.A PRESENTATION AND DISCUSSION ONLY: PRESENTATION REGARDING AN UPDATE AND TO SOLICIT PUBLIC COMMENTS ON THE 90% DESIGN OF THE SOUTH CARSON STREET COMPLETE STREETS PROJECT.

(5:34:27) – Chairperson Cardinal introduced the item. Mr. Stucky gave background on the project, presented the 90 percent design review, and responded to clarifying questions. He also reminded the members that the Redevelopment Authority has authorized \$200,000 from the Redevelopment Fund towards the project, adding that the project status information would be found on www.carsonproud.com, along with many of the project’s frequently asked questions (FAQs). Mr. Stucky also showed a video about roundabouts and their proper use, encouraging the public to forward it to other members of the community. The video is available on: https://www.youtube.com/watch?v=swV_kY6ovH0. Mr. Stucky introduced Senior Project Manager Tom Grundy and noted that the public could reach out to him for questions. Discussion ensued regarding speed limits and Mr. Stucky clarified that the speed limit near Clearview would not change. There were public comments.

4.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO MAKE A RECOMMENDATION TO THE REDEVELOPMENT AUTHORITY REGARDING THE EXPENDITURE OF UP TO \$20,000 FOR AN UPDATE TO THE FUJI PARK FACILITIES MASTER PLAN.

(5:54:12) – Chairperson Cardinal introduced the item. Mr. Plemel gave background on the budgeting and expenditure process, noting that final authorization of expenditures could only be done by the Board of Supervisors’ Redevelopment Authority, based on a recommendation from this Committee. He also presented the Staff Report, incorporated into the record, and responded to clarifying questions. Mr. Plemel introduced Jennifer Budge, Parks and Recreation Director, who clarified for Chairperson Cardinal that the requested \$20,000 would allow the hiring of a third party consultant to facilitate the public meeting process and the coordination among stakeholders such as the Carson City Culture and Tourism Authority in order to update the Master Plan. Chairperson Cardinal entertained ideas from the Committee members regarding parking and shared use agreements from neighboring properties. Vice Chair Hannaman recommended coordination with Douglas County as well and Ms. Budge indicated that she is in communication with her counterpart there. She encouraged taking travelling dog shows into consideration as they attracted more people than any other event. There were no public comments. Chairperson Cardinal entertained a motion.

(6:03:27) – **MOTION: I move to recommend to the Redevelopment Authority approval of the expenditure of \$20,000 for the Fuji Park facilities master plan.**

RESULT:	APPROVED (7-0-0)
MOVER:	Hannaman
SECONDER:	Barrette
AYES:	Cardinal, Hannaman, Barrette, Bawden, Bullentini, Powell, Smith
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

4.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO MAKE A RECOMMENDATION TO THE REDEVELOPMENT AUTHORITY REGARDING THE EXPENDITURE OF UP TO \$12,000 FOR PURCHASE AND PLACEMENT OF INFORMATIONAL SIGNS AT MILLS PARK, LOCATED AT 851 E. WILLIAM STREET, IN ACCORDANCE WITH THE ADOPTED PARKS, RECREATION & OPEN SPACE DEPARTMENT SIGNAGE MASTER PLAN.

(6:03:52) – Chairperson Cardinal introduced the item. Mr. Plemel acknowledge Ms. Budge’s presence, gave background, and noted that the expenditure had been budgeted by this Committee to remove outdated and illegible signage at the park, and to install a new kiosk with signs consistent with the signage master plan. There were no additional member or public comments. Chairperson Cardinal entertained a motion.

(6:05:28) – **MOTION: I move to recommend to the Redevelopment Authority approval of the expenditure of \$12,000 for Mills Park signage.**

RESULT:	APPROVED (7-0-0)
MOVER:	Smith
SECONDER:	Barrette
AYES:	Cardinal, Hannaman, Barrette, Bawden, Bullentini, Powell, Smith
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

4.D FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION 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.

(6:05:43) – Chairperson Cardinal introduced the item. Mr. Plemel updated the Committee on the FY 2020 Redevelopment Authority budget, highlighting that they were only one month into the budget cycle. He also referenced the Staff Report, incorporated into the record, that highlighted the project funds allocated for this fiscal year. Member Bullentini inquired about the downtown garbage receptacle project and the fact that it had not been approved by the Board of Supervisors. Mr. Plemel stated that the item

had not been dropped from the discussion and that the City Manager's Office, the downtown businesses, and other stakeholders would need to find a joint location for the containers, adding that undesignated funds still existed that could be used for such projects. Member Barrette stated that his request to add \$25,000 for downtown cleanup had not been budgeted as well. No action was taken on this item.

4.E FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE CREATION OF AN APPLICATION FOR CAPITAL IMPROVEMENT AND PUBLIC INFRASTRUCTURE PROJECTS.

(6:12:22) – Chairperson Cardinal introduced the item. Mr. Plemel reviewed the Staff Report, incorporated into the record, and noted that currently the infrastructure projects were being presented in an ad hoc format; therefore in the May 6, 2019 RACC meeting the Committee had discussed the creation of an application for capital improvement and public infrastructure projects. Mr. Plemel referenced the proposed application (included in the Staff Report) which had been based on RACC feedback, and recommended final review and approval. He also responded to clarifying questions by the members.

(6:15:34) – Member Bullentini wished to capture additional funding sources on the application, and Vice Chair Hannaman believed a façade improvement plan for Redevelopment Area Two was not mentioned. Mr. Plemel clarified that façade improvements did not fall in the infrastructure category and would be considered under a different application process specifically for façade improvements. He also noted that he had planned to reach out to businesses on Carson Street, outside the downtown area, and promote the façade improvement program. Chairperson Cardinal requested receiving information on whether the applicant had received Redevelopment funds in the past or not. Chairperson Cardinal entertained public comments and when none were forthcoming, a motion.

(6:22:19) – MOTION: I move to approve the proposed form with the changes as discussed.

RESULT:	APPROVED (7-0-0)
MOVER:	Powell
SECONDER:	Bullentini
AYES:	Cardinal, Hannaman, Barrette, Bawden, Bullentini, Powell, Smith
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

5. DISCUSSION ONLY

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

(6:22:41) – Mr. Plemel updated the Committee on the façade improvement funding for Nolan Inn. He stated that the owners must start the improvements by early November, per the program policy, and believed that they would be able to do so. Mr. Plemel also gave a legislative update, noting that SB465, the allocation of redevelopment tax increment to the school district, had been enacted.

b. FUTURE AGENDA ITEMS FOR THE NEXT RACC MEETING.

(6:24:08) – Mr. Plemel stated that more detailed project updates and a budget allocation discussion were planned for the November RACC meeting.

c. RACC MEMBER REPORTS AND COMMENTS

(6:24:28) – Vice Chair Hannaman had observed that in the past the RACC had worked with the Planning Commission. She also noted that the Committee had a joint meeting with the Historic Resources Commission earlier this year, and inquired whether a meeting with the Planning Commission would be of value to discuss the Redevelopment Areas. Mr. Plemel offered to follow up with the Vice Chair.

(6:26:00) – Chairperson Cardinal also inquired whether the Redevelopment Areas should be revisited. Mr. Plemel believed a process conversation could be added to the November meeting agenda. Discussion ensued regarding the creation of redevelopment incentives for the North Carson [City] area and Mr. Plemel clarified that the old Kmart building was part of Redevelopment Area Two.

(6:32:52) – Chairperson Cardinal announced that National Night Out will be held on August 6, 2019 [at Mills Park] and that the movie *the Art of Racing in the Rain* would be released on Friday August 9, 2019. Vice Chair Hannaman announced the start of the Jazz Festival that weekend as well.

6. PUBLIC COMMENTS

(6:33:09) – There were no public comments.

7. FOR POSSIBLE ACTION: ADJOURNMENT.

(6:33:15) – Vice Chair Hannaman moved to adjourn. The motion was seconded by Member Bullentini. Chairperson Cardinal adjourned the meeting at 6:33 p.m.

The Minutes of the August 5, 2019 Carson City Redevelopment Authority Citizens Committee meeting are so approved on this 4th day of November, 2019.