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

**Meeting Date:** February 3, 2020

**Item 4.B**

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

**Agenda Title:** For Possible Action: Discussion and possible action regarding recommendations to the Redevelopment Authority concerning the allocation of undesignated Redevelopment funds for Fiscal Years 2020 and 2021, and estimating future allocations for the following four years to implement Redevelopment objectives.

**Staff Summary:** The RACC annually makes recommendations to the Redevelopment Authority regarding the allocation of undesignated Redevelopment funds and certain discretionary program funds. The RACC may recommend funding for certain projects and programs for the current fiscal year and following years. The recommendations will be used by the Redevelopment Authority to consider budget allocations for the next fiscal year (FY 2021) as well as tentatively reserving funds for specific projects or programs in future years.

**Proposed Motion:** I move to recommend to the Redevelopment Authority the allocation of undesignated Redevelopment infrastructure funds as recommended by the Redevelopment Authority Citizens Committee.

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### **DISCUSSION:**

The purpose of this item is for the Redevelopment Authority Citizens Committee (RACC) to make its annual recommendations to the Redevelopment Authority regarding certain discretionary funds for consideration in the FY 2021 Redevelopment budget and subsequent years. The RACC may also make recommendations regarding undesignated FY 2020 Redevelopment funds. These tentative budget allocations are intended to help plan future budgeting for the proposed projects and programs, but do not constitute final approval of funding for specific projects or programs. The implementation of specific projects or programs would have to come back to RACC and/or the Redevelopment Authority, according to the appropriate approval process, for the final approval of expenditures.

The attached spreadsheet shows the FY 2020 Redevelopment budget allocations that were approved by the Redevelopment Authority last year, updated in January 2020 based on Redevelopment Authority actions thus far through FY 2020.

There is \$484,000 remaining in the Undesignated account in FY 2020, and approximately \$86,000 available in Undesignated funds for FY 2021 (after project roll-forwards as noted on the attached spreadsheet), for a total of approximately \$570,000 in Undesignated funds that may be allocated to new programs or projects through FY 2021. Additional Undesignated funds are estimated to be available in future years as noted on the allocation spreadsheet.

Note that there are no new capital improvement project applications for City projects to consider at this time. The applications approved last year included projects that will carry over into FY 2021. Any new projects will be brought back to RACC if and when they are proposed. In addition, the Board of Supervisors has indicated a desire to evaluate the long-term goals for Redevelopment expenditures, particularly as additional undesignated funds become available over the next five years. Staff anticipates getting further direction from the Board of Supervisors regarding this in the next year.

Following is a status report on the activities identified in the attached Redevelopment Discretionary Funds Tentative Budget Allocations spreadsheet.

**Public Works Department projects:**

**Project: 3<sup>rd</sup> Street parking lot rehabilitation**

Budgeted FY20 Redevelopment funding: \$190,000 (**\$430,000** recommended by RACC)

Estimated project start date: **April 2021**

Estimated project completion date: **May 2021**

Project status update: This project was on schedule to be completed in spring 2020. At its meeting on December 2, the RACC made recommendations regarding additional funding and improvements to rehabilitate the City's 3<sup>rd</sup> Street parking lot, including the reconfiguration of the lot. However, at its meeting on December 19, 2019, the Redevelopment Authority postponed the project to FY 2021 in order for Public Works staff to develop additional design alternatives and to explore other options for the farmers market location, specifically at the Brewery Arts Center. At the direction of the Redevelopment Authority, staff will bring back design options for the RACC's and Redevelopment Authority's consideration for construction in FY 2021. City staff has updated the construction cost estimate to include tree removals and parking lot reconfiguration in order to create a more functional and sustainable parking lot.

**Project: Downtown sidewalk improvements**

Budgeted funding: \$200,000 (FY 2020), \$200,000 (FY 2021)

**Project: Underground downtown power lines**

Budgeted funding: \$100,000 (FY 2020), \$100,000 (FY 2021)

**Project: Curry Street gas lamp replacement**

Budgeted funding: \$85,000 (FY 2020), \$85,000 (FY 2021)

Project status update: The three projects above are proposed to be combined into two separate projects for more efficient use of the construction funds. The total current allocation for these projects over a five-year period is \$1,925,000 through FY 2024. The Public Works Department is proposing to combine these funds to complete the projects by FY 2022, using a total of \$1,810,000 in Redevelopment funding. See the attached update from the Public Works Department regarding the planned improvements and the timing of the improvements. Also attached is a revised allocation spreadsheet with Public Works' proposed modifications for RACC's consideration and recommendation to the Redevelopment Authority.

**Project: South Carson Street area traffic study**

Budgeted FY20 Redevelopment funding: \$80,000

Estimated project start date: Contract has been executed with Headway Transportation and project has been initiated.

Estimated project completion date: April/May 2020

Project status update: The project has been initiated and the majority of the work for this project is expected to be completed in early 2020, with the recommendations and final report to the City in spring of 2020.

**Project: South Carson Street Complete Streets Project enhancements**

Budgeted FY20 Redevelopment funding: \$200,000

Estimated project start date: February 2020

Estimated project completion date: December 2020

Project status update: The final design plans have been completed. Start of construction is still scheduled for early 2020. Any unused portion of the allocated funding will roll forward into the FY 2021 budget to continue to help fund the construction costs.

**Project: South Carson Street gateway feature**

Budgeted FY20 Redevelopment funding: \$25,000

Estimated project start date: August 2020

Estimated project completion date: December 2020

Project status update: The City is pursuing a grant through the Department of Tourism and Cultural Affairs to help fund a gateway feature in the middle of the proposed roundabout at Stewart and Carson Streets. The RACC funds will be used as a match amount for the grant, along with other City funds, to fully leverage local funds to hopefully construct a more significant gateway monument. Mark Salinas, the City's Art Director, will lead the effort on this grant opportunity with support from Public Works. It is anticipated that the funds will need to roll forward into FY 2021.

**Parks, Recreation and Open Space Department projects:**

**Project: Bob Boldrick Theater upgrades**

Budgeted FY20 Redevelopment funding: \$137,794

Estimated project start date: In progress

Estimated project completion date: June 30, 2020

Project status update: Microphones and associated equipment have been purchased and installed. Any remaining funds will be used to hire a consultant for the ADA evaluation/mitigation of the facility, per direction from the Board of Supervisors.

**Project: Aquatic facility pool deck resurfacing**

Budgeted FY20 Redevelopment funding: \$52,000

Estimated project start date: December 2019

Estimated project completion date: June 30, 2020

Project status update: Parks staff is researching equipment for the project. All work will be conducted in house with aquatic and/or facility maintenance staff once necessary equipment is purchased. Project will be completed in a section by section basis that will ensure that the facility does not have to be closed or negatively impacts the public.

**Project: Fuji Park Master Plan**

Budgeted FY20 Redevelopment funding: \$20,000

Estimated project start date: December 2019

Estimated project completion date: June 30, 2020

Project status update: Parks staff is working with Stantec Consulting to facilitate the park master plan update in 2020. Per Board of Supervisors direction, no other funding expenditures will be made on Fuji Park pending the outcome of the master plan update.

**Project: Mills Park informational signage program**

Budgeted FY20 Redevelopment funding: \$12,000

Estimated project start date: November 2019

Estimated project completion date: June 2020

Project status update: The project is underway and will be complete by June 2020.

**Project: Fuji Park informational signage program**

Budgeted FY20 Redevelopment funding: \$10,000

Estimated project start date: On hold until the Fuji Park master plan is completed.

Estimated project completion date:

Project status update: On hold pending the Fuji Park master plan update.

**Project: Marv Teixeira Pavilion sign replacement**

Budgeted FY20 Redevelopment funding: \$30,000

Estimated project start date: January, 2020

Estimated project completion date: June 30, 2020

Project status update: Staff is reviewing the Special Use Permit and contacting the donor for the original sign to ensure there were not special provisions due to the advertising on the signage before moving forward. City Facilities staff has reviewed the electrical on site and will be able to abandon the existing sign.

**Project: Fuji Park Fairgrounds Grandstands**

Budgeted FY21 Redevelopment funding: \$200,000

Estimated project start date: TBD

Estimated project completion date: TBD

Project status update: Funding was identified for needed grandstand improvements for FY 2021. This funding should tentatively remain in place pending the outcome of the Fuji Park master plan, which should include a fairgrounds capacity analysis and recommendations regarding improvements to the fairgrounds grandstands.

**Other Budgeted Projects:**

**Project: Children's Museum outdoor plaza remodel and signage**

Budgeted FY20 Redevelopment funding: \$50,000

Estimated project start date: October 2019

Estimated project completion date: June 2020

Project status update: Reconstruction of the plaza at the front of the building is completed. Museum staff has received cost estimates and bids for installing the new sign, and they have submitted the required special use permit for sign. Completion of the project, including the sign, is expected by June 2020.

**Other Non-Budgeted Potential Projects for Discussion:**

**Project: Sidewalk repair assistance program**

It was noted by staff to the RACC at the December meeting that staff would bring back a discussion item for potential new program to assist property owners with sidewalk improvements. When a change of occupancy occurs, a property owner is required by City code to address any deficiencies or problems with existing sidewalks fronting the property. This may include the need to add ADA-compliant ramps or otherwise repairing portions of the sidewalk that are damaged. It is estimated that the construction of one ADA-compliant ramp at an intersection costs approximately \$5,000. Due to the age of sidewalks within the Redevelopment

Areas, there are frequently repairs or upgrades required when a building permit for a tenant improvement in an existing building is submitted. Additionally, the program could be used to add landscaping or other amenities within the sidewalk areas.

The RACC and Redevelopment Authority may consider combining this program with the existing Utility Extension Assistance funding program, which has been allocated \$20,000 per year for several years but has never been used. This issue will be taken up as a separate discussion and action item on this same RACC agenda.

**Conclusion:**

In addition to the above projects and programs, the RACC may recommend other projects or programs for the Redevelopment Authority's consideration. Attached is a spreadsheet showing staff suggested budget allocations for FY 2021 and future years, which the RACC may use as a basis for discussion and making recommendations to the Redevelopment Authority.

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

**Attachments:**

- A) FY21 Redevelopment Discretionary Funds Tentative Budget Allocations
- B) Public Works Alternative budget allocations
- C) Downtown sidewalks/gas lamps/undergrounding project description from Public Works

### FY 2021 Redevelopment Discretionary Funds Tentative Budget Allocations

Objective/Project/Program	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY '21-'25 5-year Total
Special Event equipment/ infrastructure	\$ -	Use the Capital Improvement application for future requests					\$ -
Special event support, street closures	\$ 25,000	\$ 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	\$ 50,000	\$ 250,000
Arts & Culture Commission/Events	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000
Utility extension/ <u>sidewalk</u> assistance	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 100,000
Downtown Sidewalk Improvements	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000		\$ 800,000
Underground downtown power lines	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000		\$ 400,000
Curry Street gas lamp replacement	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000		\$ 340,000
3rd Street parking lot rehabilitation <sup>1</sup>	---	\$ 430,000					\$ 430,000
South Carson Street Complete Streets	---	\$ 200,000					\$ 200,000
Downtown Gateway Feature	---	\$ 25,000					\$ 25,000
William Street corridor project		\$ 85,000	\$ 300,000				\$ 385,000
Fuji Park grandstands		\$ 200,000					\$ 200,000
Bob Boldrick Theater project	\$ 137,794						\$ -
Children's Museum outdoor remodel	\$ 50,000						\$ -
Aquatic facility pool deck resurfacing	\$ 52,000						\$ -
S. Carson Street Area Traffic Study	\$ 80,000						\$ -
Mills Park signs	\$ 12,000						\$ -
Marv Teixeira Pavilion sign	\$ 30,000						\$ -
Fuji Park Master Plan	\$ 20,000						\$ -
Fuji Park signs	\$ 10,000						\$ -
Roll Forward <sup>2</sup> :	\$ 415,000	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Expenditures (excl. Roll Forward):	\$ (896,794)	\$ (1,445,000)	\$ (805,000)	\$ (505,000)	\$ (505,000)	\$ (120,000)	\$ (3,380,000)
Undesignated:	\$ 484,000	\$ 86,297	\$ 663,288	\$ 1,037,338	\$ 1,113,462	\$ 1,578,783	\$ 4,479,168

Updated January 16, 2019

**Highlighted** = Expenditure has been authorized by the Board of Supervisors

Footnotes:

1. 3rd Street lot includes lot reconfiguration per RACC recommendations on December 2, 2019.
2. FY20 Roll-forward includes \$190K 3rd Street lot; \$200K S. Carson St.; and \$25,000 Downtown gateway.

**FY 2021 Redevelopment Discretionary Funds -- Public Works Alternative Budget Allocations**

Objective/Project/Program	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY '21-'25 5-year Total
Special Event equipment/ infrastructure	\$ -	Use the Capital Improvement application for future requests					\$ -
Special event support, street closures	\$ 25,000	\$ 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	\$ 50,000	\$ 250,000
Arts & Culture Commission/Events	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000
Utility extension/ <u>sidewalk</u> assistance	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 100,000
<b>Telegraph Street project <sup>1</sup></b>	<b>\$ 260,000</b>						\$ -
<b>Curry Street project (5th to Musser) <sup>1</sup></b>	---	<b>\$ 1,000,000</b>	<b>\$ 550,000</b>				<b>\$ 1,550,000</b>
3rd Street parking lot rehabilitation <sup>2</sup>	---	\$ 430,000					\$ 430,000
South Carson Street Complete Streets	---	\$ 200,000					\$ 200,000
Downtown Gateway Feature	---	\$ 25,000					\$ 25,000
William Street corridor project		\$ 85,000	\$ 300,000				\$ 385,000
Fuji Park grandstands		\$ 200,000					\$ 200,000
Bob Boldrick Theater project	\$ 137,794						\$ -
Children's Museum outdoor remodel	\$ 50,000						\$ -
Aquatic facility pool deck resurfacing	\$ 52,000						\$ -
S. Carson Street Area Traffic Study	\$ 80,000						\$ -
Mills Park signs	\$ 12,000						\$ -
Marv Teixeira Pavilion sign	\$ 30,000						\$ -
Fuji Park Master Plan	\$ 20,000						\$ -
Fuji Park signs	\$ 10,000						\$ -
Roll Forward <sup>3</sup> :	\$ 1,024,000	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Expenditures (excl. Roll Forward):	\$ (771,794)	\$ (2,060,000)	\$ (970,000)	\$ (120,000)	\$ (120,000)	\$ (120,000)	\$ (3,390,000)
<b>Undesignated:</b>	<b>\$ -</b>	<b>\$ 80,297</b>	<b>\$ 498,288</b>	<b>\$ 1,422,338</b>	<b>\$ 1,498,462</b>	<b>\$ 1,578,783</b>	<b>\$ 5,078,168</b>

Updated January 16, 2019

**Highlighted** = Expenditure has been authorized by the Board of Supervisors

Footnotes:

1. Telegraph and Curry Street projects replace former Sidewalks, Undergrounding and Gas Lamp projects at \$385,000 per year.
2. 3rd Street lot includes lot reconfiguration per RACC recommendations on December 2, 2019.
3. FY20 Roll-forward includes \$125K downtown sidewalks/underground/lamps; \$190K 3rd Street lot; \$200K S. Carson St.; \$25,000 Downtown gateway; plus remaining Undesignated of \$484K.



# CARSON CITY NEVADA

## Consolidated Municipality and State Capital

### PUBLIC WORKS

To: Lee Plemel, Community Development Director  
From: Dan Stucky, City Engineer  
Subject: RACC Public Works Project(s) Update  
Date: January 21, 2020

Public Works has proposed a plan to combine approved RACC funding for downtown sidewalk improvements, overhead power conversions, and gas street light conversions into two larger projects in order to use these funds in the most efficient manner and save construction costs through an economy of scale approach. The two projects, Telegraph Street Project (Carson St. to Plaza St.) and the Curry Street Project (Musser St. to 5th St.), are described below:

#### **Telegraph Street Project (Carson St. to Plaza St.)**

The Telegraph Street Project limits are along Telegraph Street between Carson Street and Plaza Street and will include the following improvements: new concrete sidewalk, paver bulbs, pedestrian ramps, beatification improvements (landscaping, benches, and trash receptacles), as well as the removal and replacement of deteriorated water and sewer utilities (funded via the Water and Wastewater Utility Funds), and new asphalt paving (funded via RTC funds). Combining all the project improvements as part of a larger construction project will provide savings to the City and realized construction efficiencies versus a piecemealed project over multiple construction seasons. This project will expand the recent downtown beatification improvements onto the side streets and further the downtown revitalization. Construction is anticipated to begin in the summer of 2020. The engineer's estimate for design and construction is approximately \$563,000. The requested RACC funding associated with the sidewalk beatification improvements to complete the project is \$260,000.

#### **Curry Street Project (Musser St. to 5th St.)**

The Curry Street Project limits are along Curry Street between Musser Street and 5th Street and will include the following improvements: new concrete sidewalk, paver bulbs, pedestrian ramps, beatification improvements (landscaping, benches, and trash receptacles), undergrounding of overhead power lines, and the removal and replacement of gas street lights with energy efficient LED street lights. Combining all the project improvements as part of a larger construction project will provide savings to the City and realized construction efficiencies versus a piecemealed project over multiple construction seasons. Construction is anticipated to begin in the summer of 2021. The engineer's estimate for design and construction is approximately \$1,549,000.

Please contact me if you have any questions.

Sincerely,

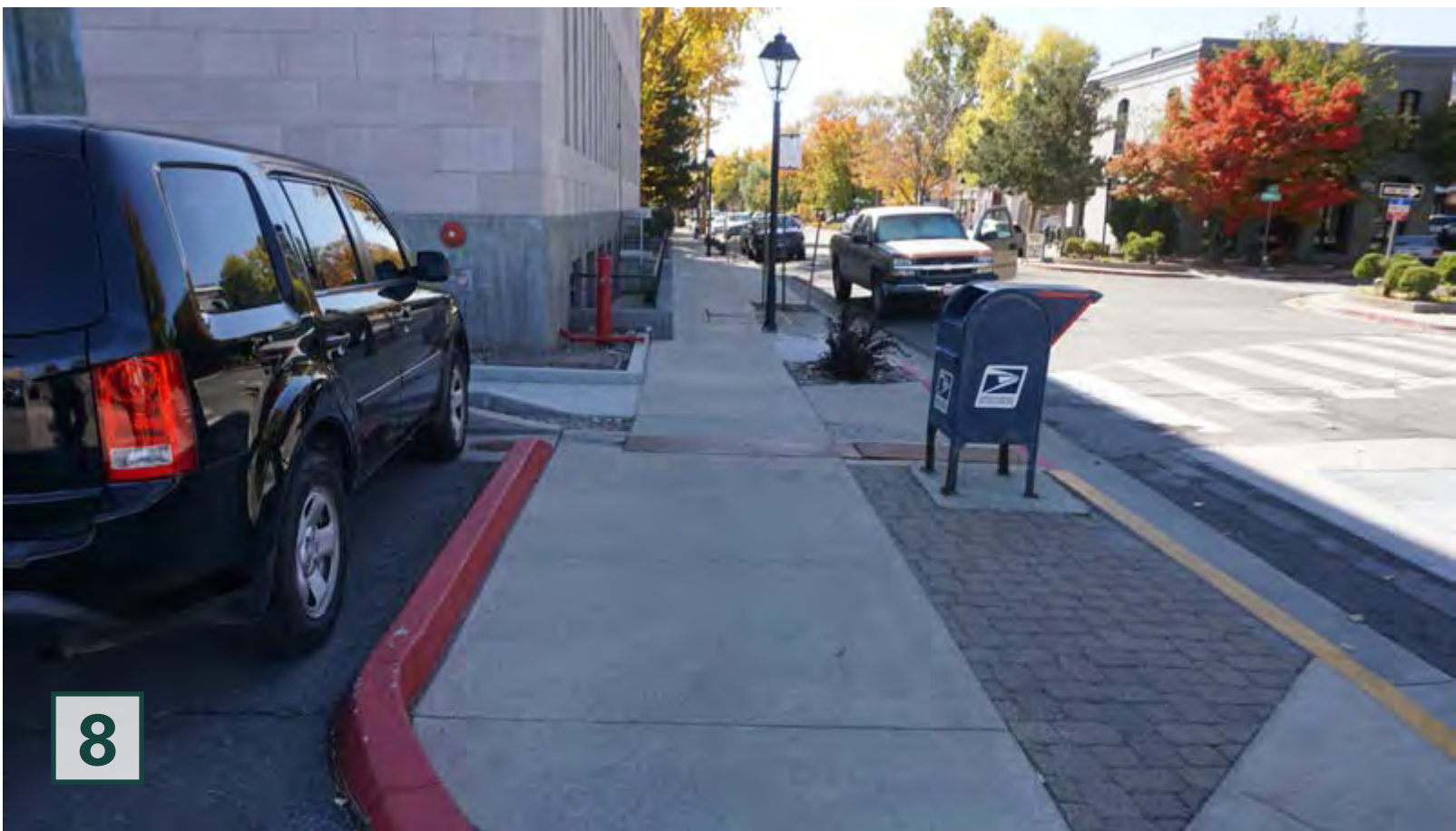
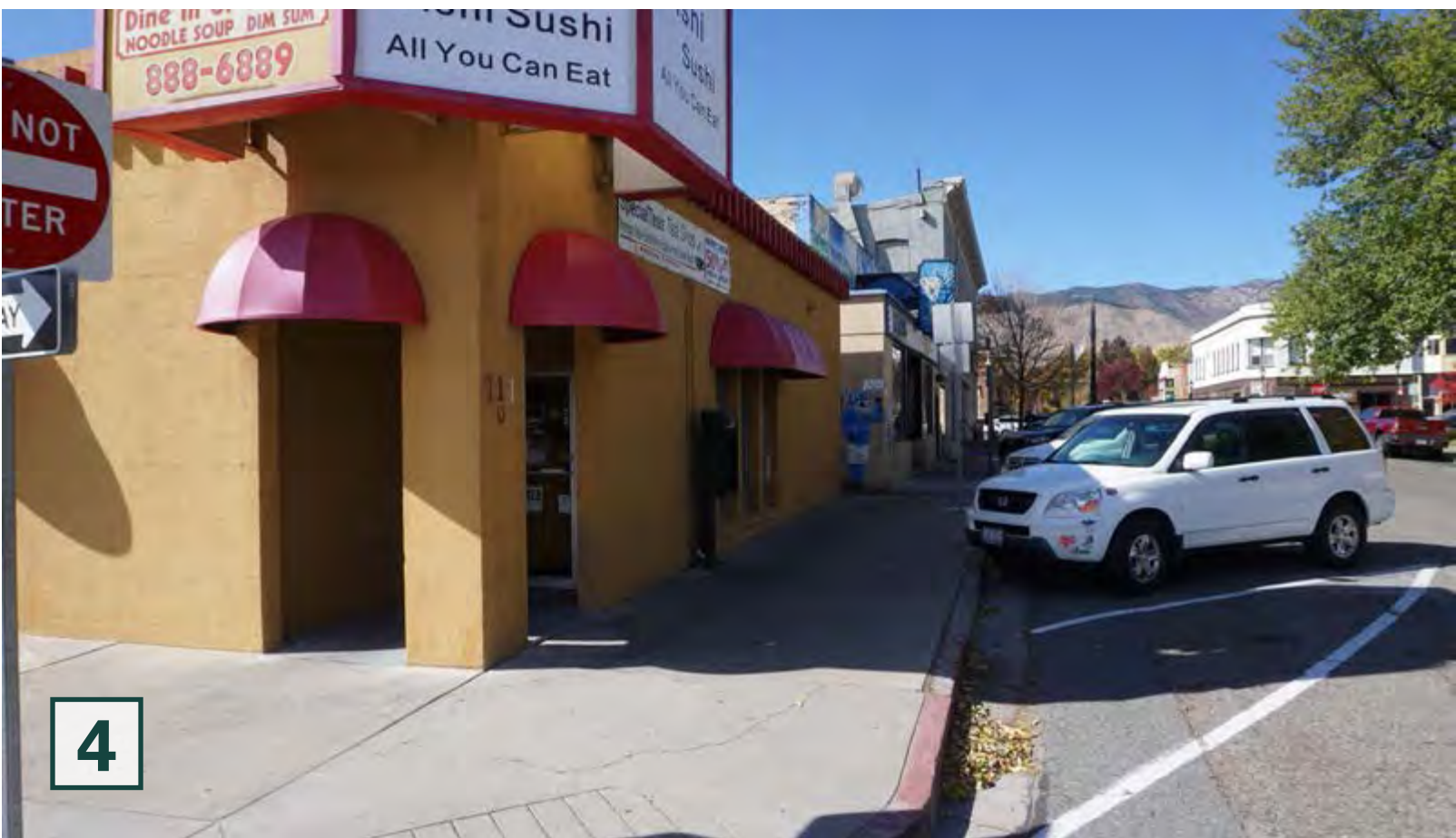
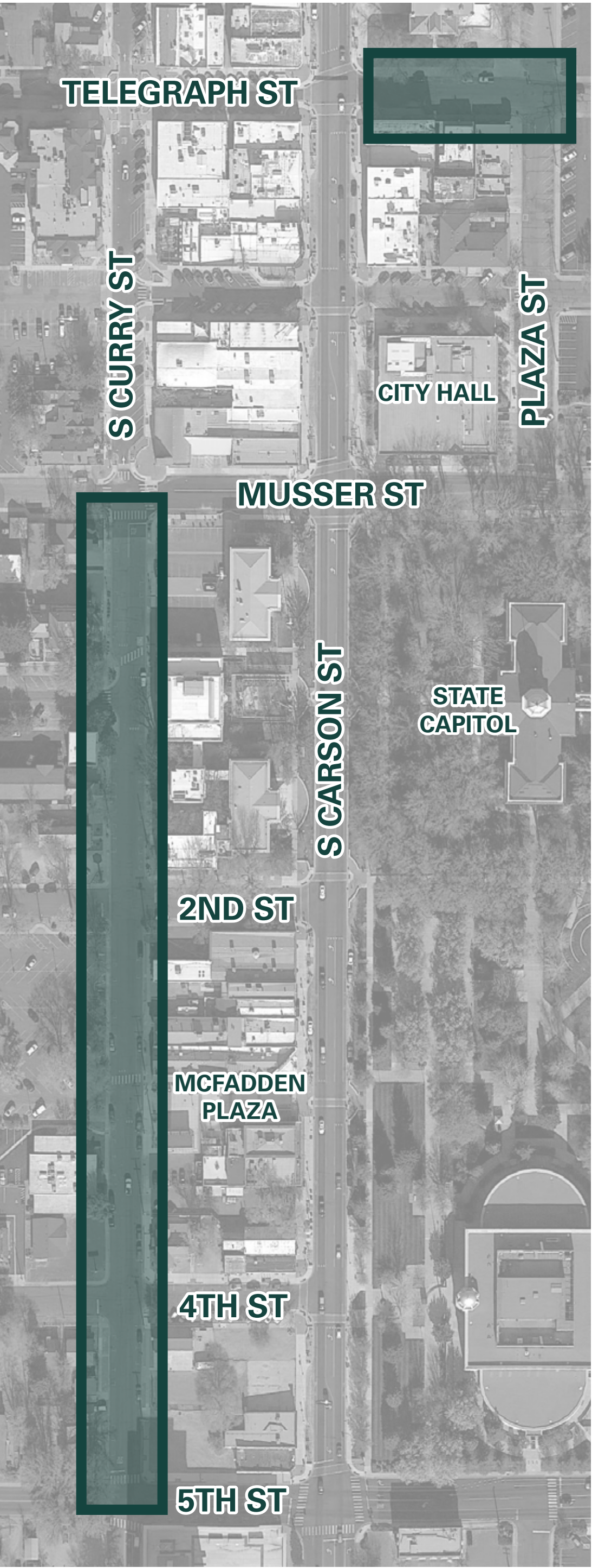
Dan Stucky, P.E.  
City Engineer, Carson City

# EXISTING CONDITIONS & OPPORTUNITIES

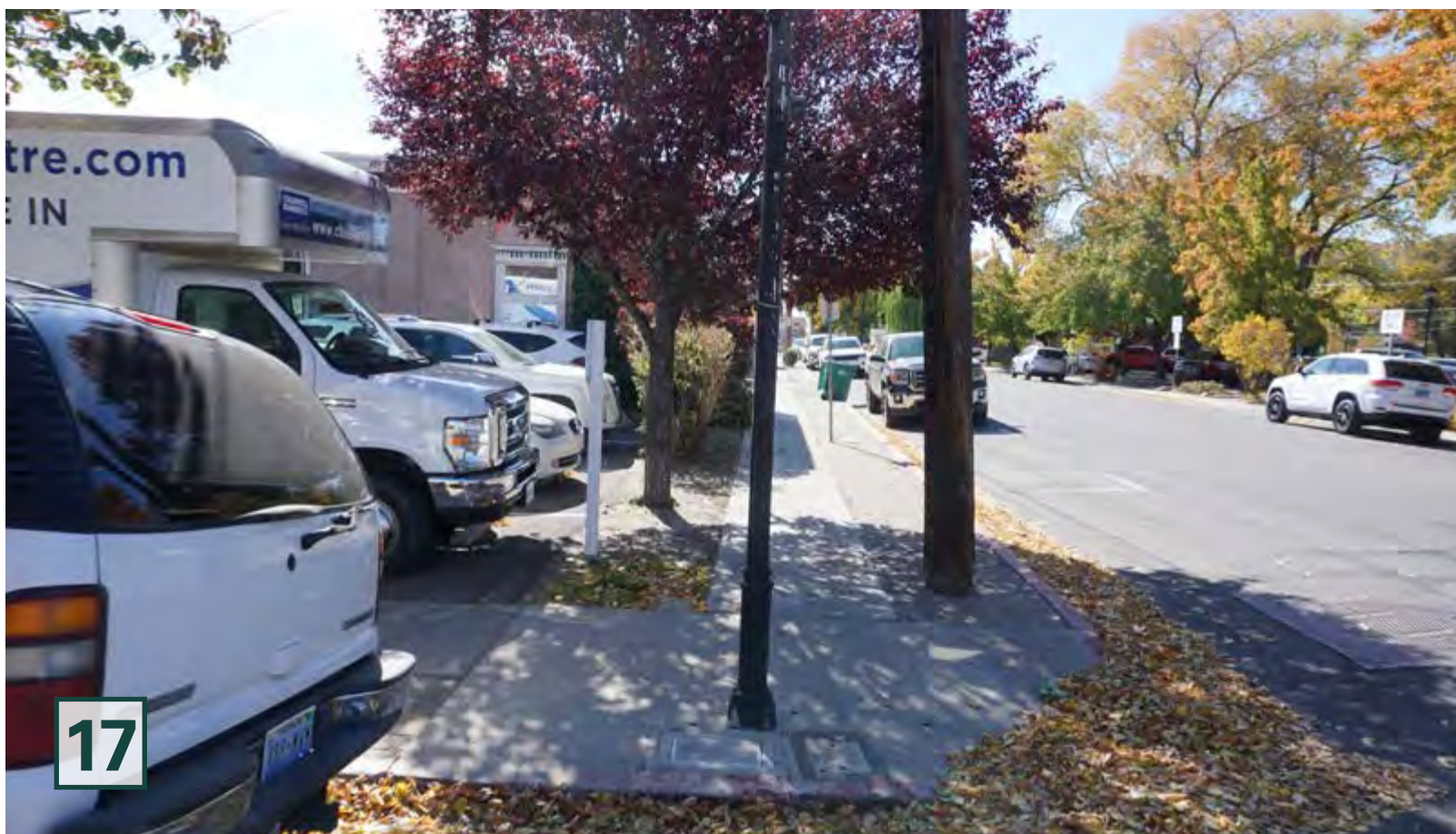
## PROJECT AREA

Project area includes the streetscape within the City right of way for two separate areas:

- Curry Street between 5th Street and Musser Street
- Telegraph Street between Curry Street and Plaza Street (including the intersection of Plaza and Telegraph)



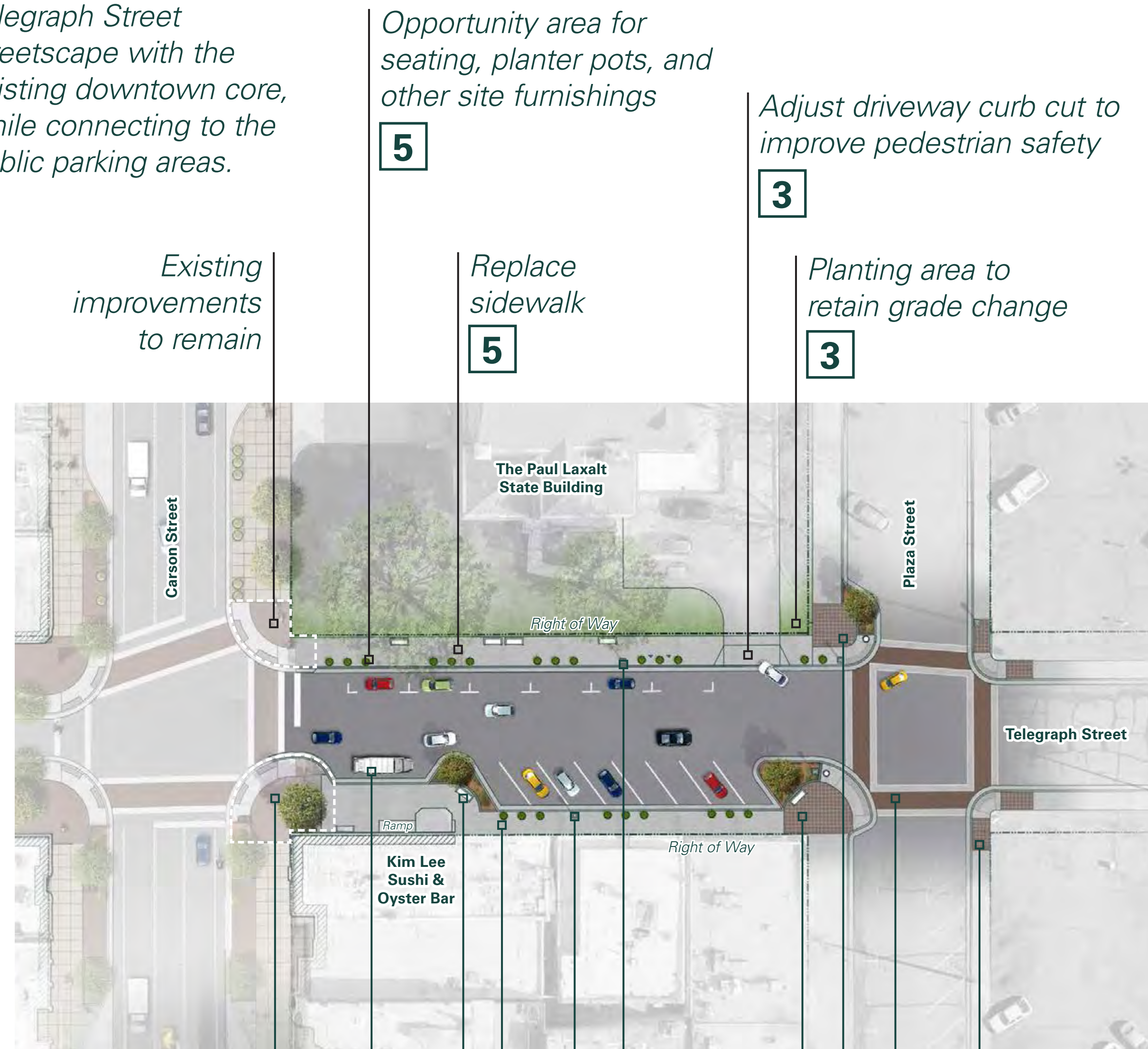
# EXISTING CONDITIONS & OPPORTUNITIES



# TELEGRAPH STREET SITE PLAN

## CONCEPT

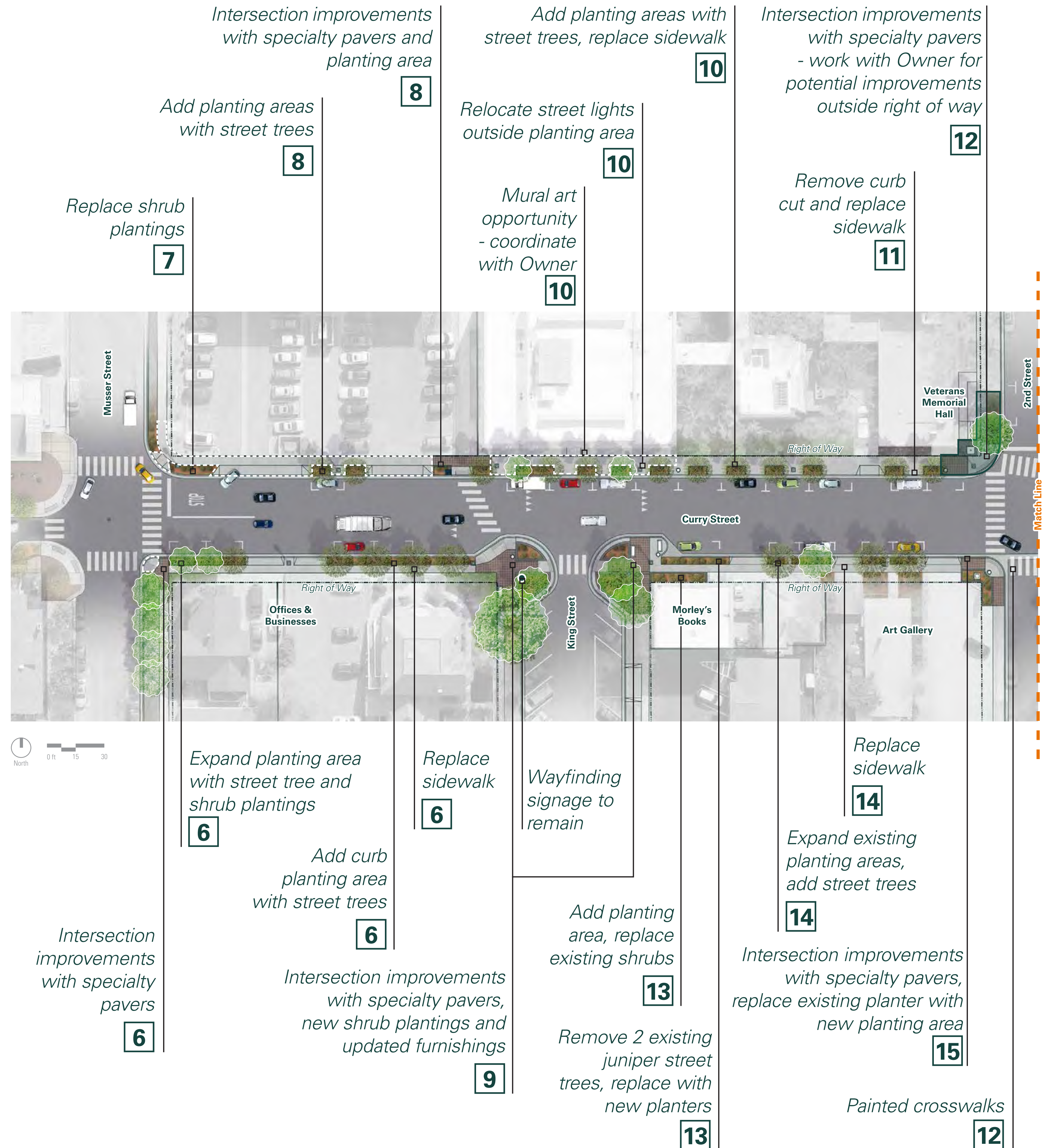
To integrate the Telegraph Street streetscape with the existing downtown core, while connecting to the public parking areas.



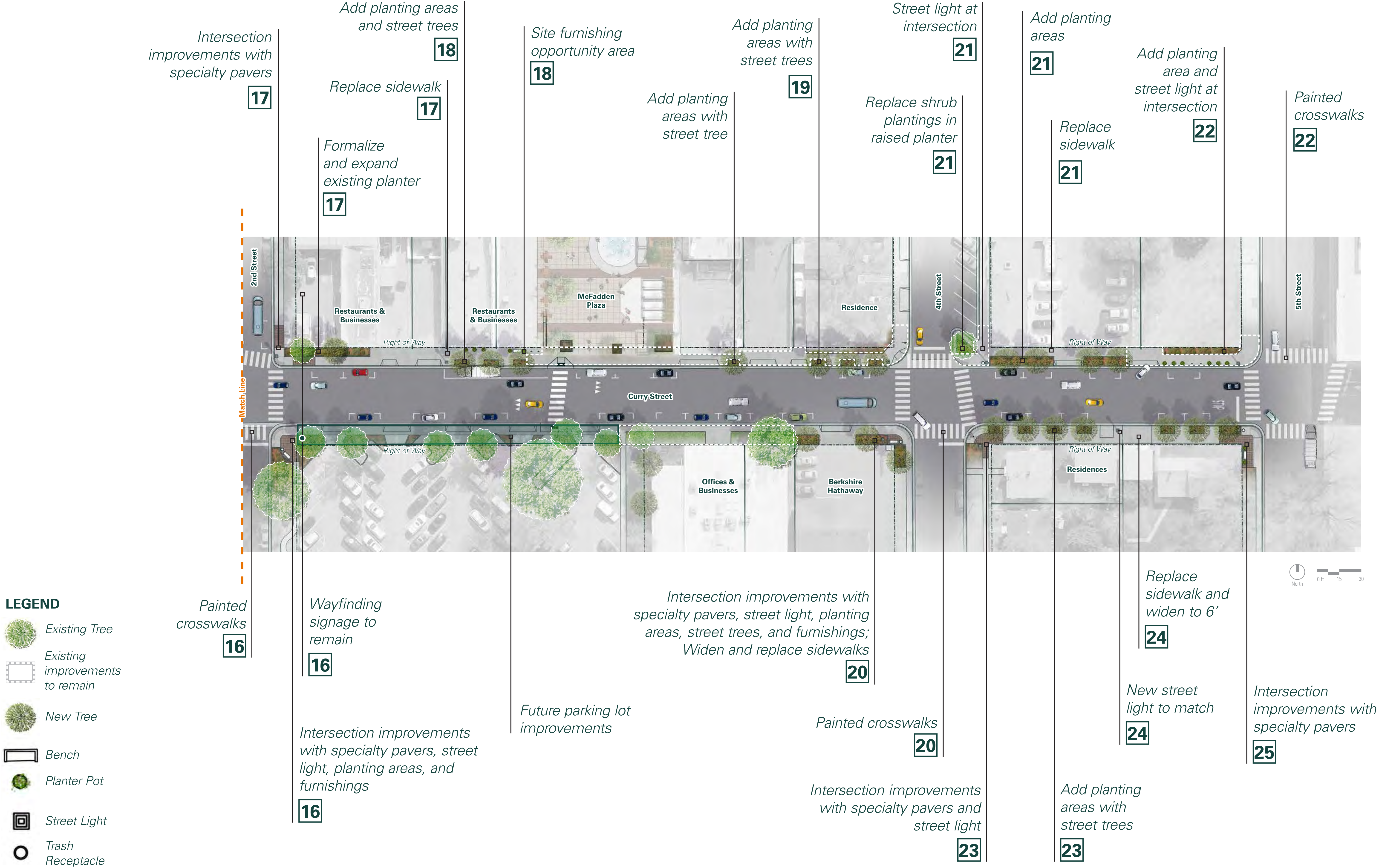
## LEGEND

- Existing Tree
- Existing improvements to remain
- New Tree
- Bench
- Planter Pot
- Street Light
- Trash Receptacle

# CURRY STREET SITE PLAN (NORTH)



# CURRY STREET SITE PLAN (SOUTH)



# BEAUTIFICATION OPPORTUNITIES

## PAVING

The same paving materials as used on Carson Street should be used in areas where the existing paving is deteriorating. Some sidewalks that already have paving in good condition could remain to create an eclectic feel to the streetscape, since some existing pavers are different colors.



## EMBLEMS AND ICONS

The simple and cost effective addition of emblems in the paving and plaques on furnishings is proposed.



## CROSSWALKS

Concrete banded paver crosswalks as used on Carson Street/ Curry Street should be added to enhance the streetscape, slow vehicles, and increase pedestrian safety. Pavers should be used at intersections to signify the change in the streetscape.



## FURNISHINGS: BIKE RACKS, BENCHES, LIGHTING, TRASH RECEPTACLES

The same furnishings as selected for the Carson Street and previous Curry Street improvements will be used. Existing gas lamps will be replaced with electric lamps. Although there is limited space for furnishings, the continuity will help create a downtown district. Existing trash receptacles should be removed and/ or replaced with ones that match. Benches and bike racks should be added. Existing wayfinding within the project area will remain.



## ART

The back sides of buildings are opportunity areas for commissioning local artists to paint murals, which can activate the streetscape.



# LANDSCAPE CHARACTER

## HANGING PLANTERS

*Hanging planters with flowering annuals should be hung from lamp posts to match other planters along Carson Street and Curry Street.*



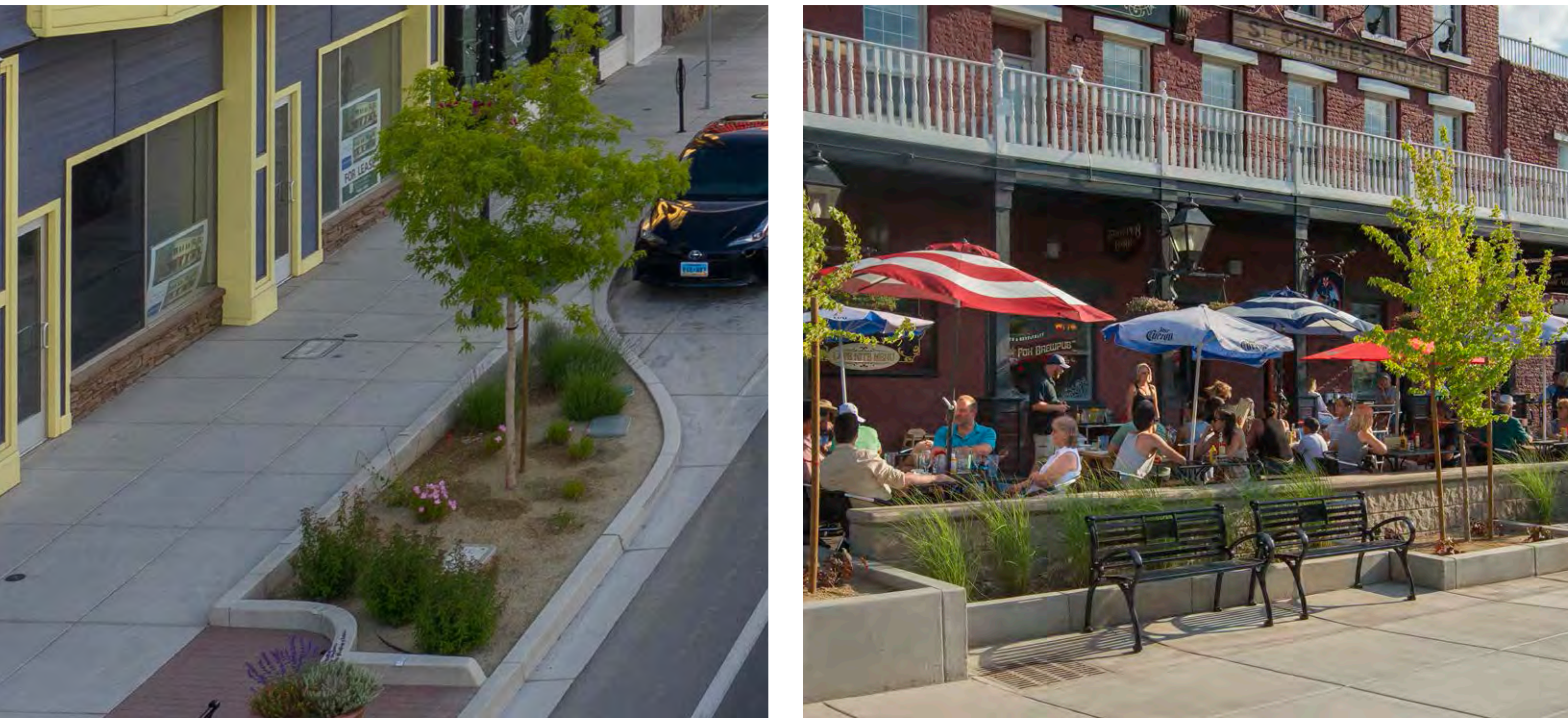
## STREET TREES

*Additional street trees should be planted at regular intervals to establish a rhythm of greenery and increase shade coverage.*



## PLANTERS

*The addition of permanent planting areas can be used in areas where there is room. Existing planters can also be expanded to create a larger growing area and reduce impermeable surfaces.*



## PLANTER POTS

*Portable planter pots should be used in areas between permanent planting area.*

