



108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
Hearing Impaired: 711

Staff Report To: Redevelopment Authority Citizens Committee

Meeting Date: June 22, 2020

Item 4.A

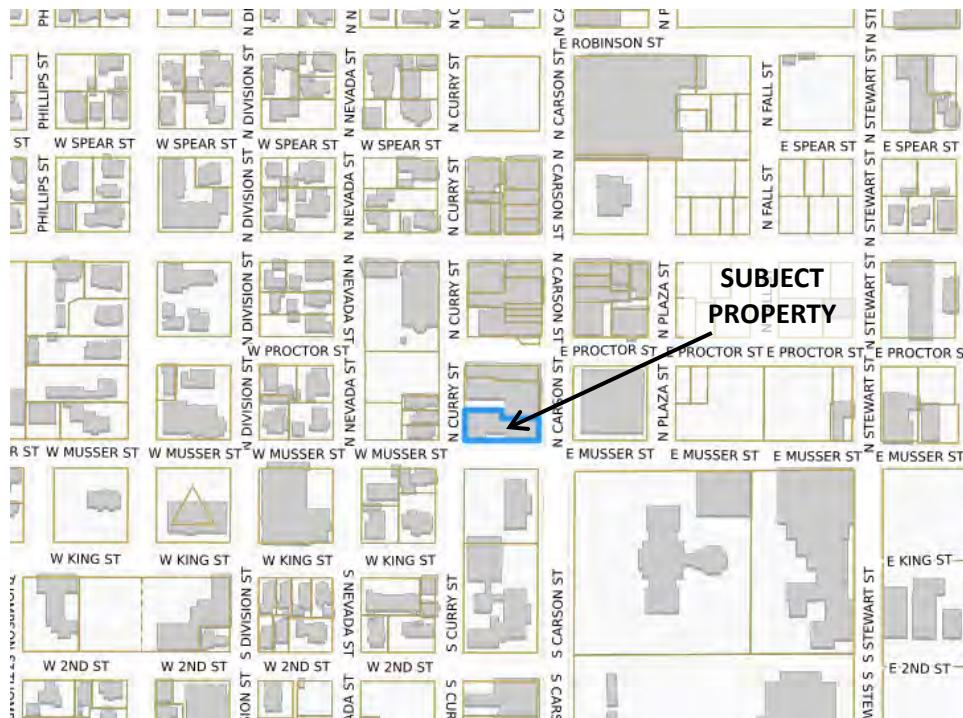
Staff Contact: Lee Plemel, Director (lplemel@carson.org; 283-7075)

Agenda Title: For Possible Action: Discussion and possible action regarding the expenditure of \$25,000 from the Façade Improvement Program fund for façade improvements to the building located at 418 S. Carson Street, known as the Bank Saloon building, within Redevelopment Area No. 1.

Staff Summary: The façade improvement program is intended to assist non-residential property owners within the Redevelopment District with improving the exterior appearance of their buildings. The City may match 50% of the total cost of the façade improvements up to a maximum of \$25,000 per property. The applicant is rehabilitating the interior and exterior of the building that has been vacant for more than 20 years. The applicant's estimated total cost of exterior renovation is \$60,000.

Proposed Motion: I move to approve the expenditure of \$25,000 for façade improvements to the building located at 418 South Carson Street, and to grant a waiver of the policy requiring three bids, subject to the conditions of approval in the staff report.

PROPERTY LOCATION:



DISCUSSION:

The Redevelopment Authority and Board of Supervisors approved the Façade Improvement Program on May 3, 2016. A total of \$50,000 has been budgeted for the program in FY 2020 (Fiscal Year ending June 30, 2020), and this is the first application received for funding in this budget year.

The Resolution authorizing the Façade Improvement Program (attached) includes all the guidelines and requirements related to the program. Applications are accepted and reviewed on a first-come, first-served basis until funding is exhausted. The RACC has final approval authority for Façade Improvement Program funding requests.

The general purpose of the Façade Improvement Program is stated in the preamble of the enacting Resolution, and includes: to improve the appearance of commercial areas through building rehabilitation; to engage the business owners in the revitalization process and assisting in the reuse of vacant buildings; to create an incentive program to be an integral part of Carson City's private-public partnership initiatives to retain and expand businesses in Carson City; and to stimulate investment in properties and improve the desirability of properties within Redevelopment Areas 1 and 2 by improving the exterior appearance of buildings.

FAÇADE IMPROVEMENT PROGRAM GRANT APPLICATION:

Following is a summary of the application received with information included that pertains to the guidelines in the Façade Improvement Program resolution. Refer to the attached application packet for more details.

Address: 418 S. Carson Street (Bank Saloon, formerly Jack's Bar)

Requested funding (% of total project cost):

\$25,000 (42% of \$60,000 for exterior improvements only)

Improvement description: Improvements to the Carson Street and 5th Street façade frontages, including complete replacement of the doorway, windows and architectural details on the Carson Street side, and rehabilitation of historic windows on the 5th Street side.

Redevelopment Area #: 1 (Downtown)

Staff analysis: The property is located on S. Carson Street in the core of the downtown area, within the Downtown Mixed Use (DTMU) zoning district and within the Historic District. It is located at the South Carson Street gateway to the central downtown core, across the street from the State Legislature Building, and is a prominent feature of the downtown. It fronts on the new Carson Street sidewalk improvements completed in 2016. The proposed remodel would improve the façade in compliance with the DTMU development standards (Division 6) as well as Historic District standards (Division 5).

Before the applicant started construction, the building had been vacant for more than two decades and was in total disrepair, with the south wall of the building in danger of collapse. The interior of the building was not protected from the elements for years, and the entire building needed to be completely gutted in order to improve it to a habitable condition. The current owner plans on converting the building to an office and a bar.

The applicant received approval from the Historic Resources Commission for the proposed exterior building modifications on May 9, 2019. As noted by the applicant, the façade design has been a work in progress since then due to unforeseen conditions with the building structure as

demolition and rehabilitation occurred. At an open house on the property in November, before exterior construction began, the applicant indicated to staff the intent to submit a Façade Improvement Grant application. Design work and construction continued, and the Façade Improvement Grant application was submitted to staff in early June 2020.

“Before” Conditions:

View from 5th Street



Google Street View June 2019

View from Carson Street & 5th Street



Google Street View June 2019

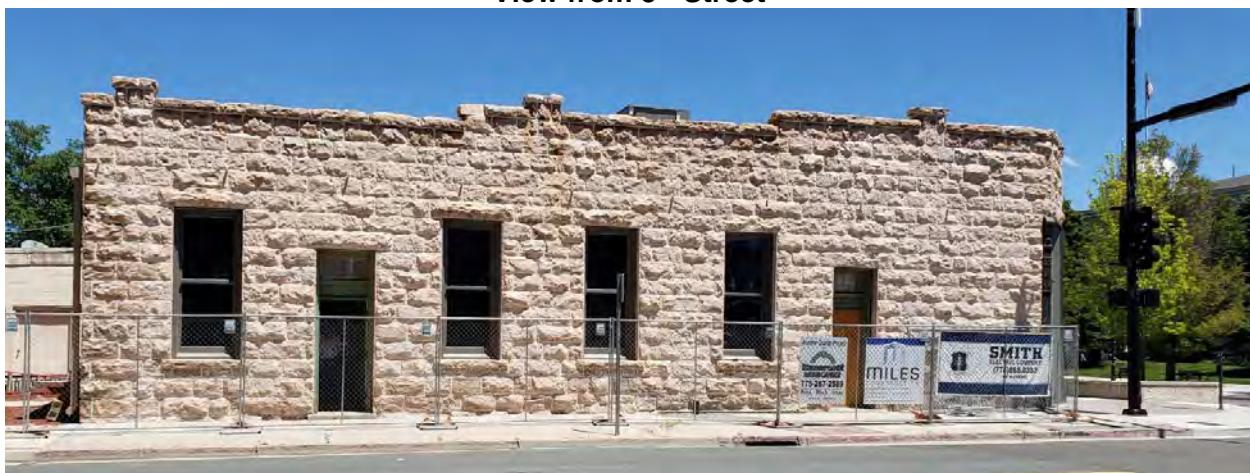
“After” Conditions (Under Construction):

View from Carson Street & 5th Street



June 9, 2020

View from 5th Street



June 9, 2020

Eligible Properties: The property is a non-residential property within Redevelopment Area 1, which is eligible to apply for Façade Improvement Program funds.

Eligible Improvements: All exterior building façade updating and maintenance, including but not limited to painting, lighting, awnings, doors, fascia, and other decorative elements, are eligible to receive Façade Improvement Program funds, if such updating or maintenance involves the provision of services by at least two different labor trades. The proposed improvements include at least two such trades (i.e. carpentry and painting).

Ineligible Properties: One of the disqualifying conditions per the Façade Improvement Program policy is “properties on which construction of the proposed improvements has already been started at the time of application submittal to the Community Development Department.” Due to the circumstances with construction noted in the application, the applicant is requesting a waiver of this policy from the Citizen’s Committee. Based on discussions between the applicant and City staff since before façade construction started, staff believes it was the intent of the

applicant from the beginning to apply for the Façade Improvement Program grant funding. Staff would also note that the proposed improvements meet all the primary goals of the program to improve properties and encourage redevelopment of vacant buildings to get them back into beneficial use. Construction on the site is ongoing, with project completion expected later this year.

Project Bidding Requirements: The Program guidelines require the applicant to obtain three bids, but the RACC may grant a waiver of that requirement if the owner is also a contractor and will be the contractor for the proposed façade improvements. The applicant/owner is the Nevada Builders Alliance, a regional and statewide professional organization representing the building industry. The ownership includes a contractor and, therefore, the waiver should be granted.

Staff recommendation: Staff recommends funding the full amount requested (\$25,000) and granting a waiver to the requirement for the applicant to obtain three bids based on the justification noted above.

CONDITIONS OF APPROVAL: Pursuant to the Façade Improvement Program Policies and Procedures, approval of this application is recommended subject to the following conditions:

1. All work shall be performed with building permits and shall be completed by contractors licensed to perform the applicable work.
2. If the property is sold within 12 months of the completion of the improvements for which the funding was granted, the funds reimbursed for the project by Redevelopment shall be paid back to Redevelopment in full. The property owner shall sign a lien for the funds on a form provided by the City that must be recorded by the City prior to Redevelopment authorizing the reimbursement of any project expenses.
3. All improvements must be made in compliance with the plans approved by the RACC. Minor modifications in compliance with the applicable Development Standards for design may be approved by the Community Development Director.
4. Payments from the City shall be made on a reimbursement-basis only at a rate of no more than 50% of the actual expenses incurred by the property owner up to the total amount of funds approved.
5. For façade improvement projects that equal or exceed a total cost of \$10,000, reimbursement may be made in a maximum of two payments. The first payment may be requested for up to 50% of the approved Façade Improvement Program funds only after expenses have been incurred by the applicant equaling or exceeding 50% of the total project costs. The final reimbursement payment shall only be made upon completion and final inspection approval of the proposed improvements.
6. Applicants who receive funding must document all expenditures and provide the Community Development Department with proof of payment (receipts, paid invoices, etc.) for all eligible improvements, including costs associated with the property owner's required match, within 30 days of project completion.
7. Improvements for which Façade Improvement Program funds are awarded must be started (by obtaining a building permit for applicable improvements) within 180 days of application approval or the beginning of the Fiscal Year from which the funds are available, whichever occurs later. The approved façade improvements must be

completed within 180 days of building permit approval. One 180-day extension may be granted by the RACC.

If you have any questions regarding this Façade Improvement Program grant application, please contact Lee Plemel at 283-7075 or lplemel@carson.org.

Attachments:

1. Façade Improvement grant application from Nevada Builders Alliance
2. Façade Improvement Program Resolution

**Carson City Redevelopment
Community Development Department**
108 East Proctor Street
Carson City, NV 89701
(775) 887-2180; planning@carson.org



Façade Improvement Grant Request Form

PROPERTY INFORMATION:

418 S Carson St.

ADDRESS

OWNER INFORMATION:

Nevada Builders Alliance

NAME

PO Box 1947, Carson City, NV 89703

MAILING ADDRESS, CITY, STATE, ZIP CODE

775-882-4353 aaron@nevadabuilders.org

PHONE #

EMAIL

\$ 25000

TOTAL FUNDING REQUEST

\$ 59999

ESTIMATED TOTAL PROJECT COST

Project Area (check one):

Redevelopment Area #1 Redevelopment Area #2 **Owner Acknowledgement of Application Provisions**

I, the owner of the subject property, acknowledge and agree to the conditions of the Façade Improvement Program and authorize the submission of this application.

Owner's Signature

A handwritten signature in blue ink that reads "Aaron West".

Date:

A handwritten date in blue ink that reads "6/1/2020".

Application submittal checklist:

- Completed and signed Façade Improvement Grant Request Form.
- One (1) set of plans for the planned improvements that meet commercial building permit standards for plan submittal, reduced to no larger than 11"x17" in size.
- Three (3) bids or competitive quotes for the proposed work from contractors registered and bonded by the State of Nevada and licensed to perform the applicable work.
OR
If three bids cannot be obtained, a minimum of one valid contractor's quote and a written explanation of the attempts made to obtain three bids and justification for approving the grant without the three bids which may include market trends, lack of qualified vendors, timing of application submittals, or other applicable conditions.

→ BECAUSE OF THE NATURE OF THE
RESTORATION, MILES WAS THE
ONLY ONE QUALIFIED.

Bank Saloon Update 6/1/2020

It is important to note that the Nevada Builders Alliance would not have taken on the Bank Saloon if not for Miles Construction involvement in the project. Miles experience with historic buildings has proved invaluable and absolutely necessary. We knew it was going to be a challenge, but not this big of a challenge. There were so many variables that we couldn't even get accurate bids for the work, all of the adjustments would have made the numbers useless and thus our only option was on a time and materials basis. To start, we knew the south wall of the building had a lean (which was evident by the columns on the front of the building) but 14" of deviation from bottom to top caused us to rethink everything. I truly appreciate the interaction and input from the Historic Resource Commission as we worked through this project, we received so much valuable insight that drove decision making; such as rebuilding the existing windows instead of replacing them. To give you an idea of our commitment to this project, we purchased the property for \$300,000 and have since spent \$509,000 on improvements. Now that the structural shell is complete, we anticipate an additional \$500,000 to get it operational.

Structural shell

The structural diaphragm (foundation, slab, walls, roof, sheathing) is complete, but not without its challenges. Unfortunately, because of the dynamic nature of the work and extent of field adjusted modifications to make everything work there was no way to quantify the work prior to performing it. A review of the permit documents reveals that everything about the proposed exterior of the building changed from initial permit issuance to final product.

Exterior Improvements

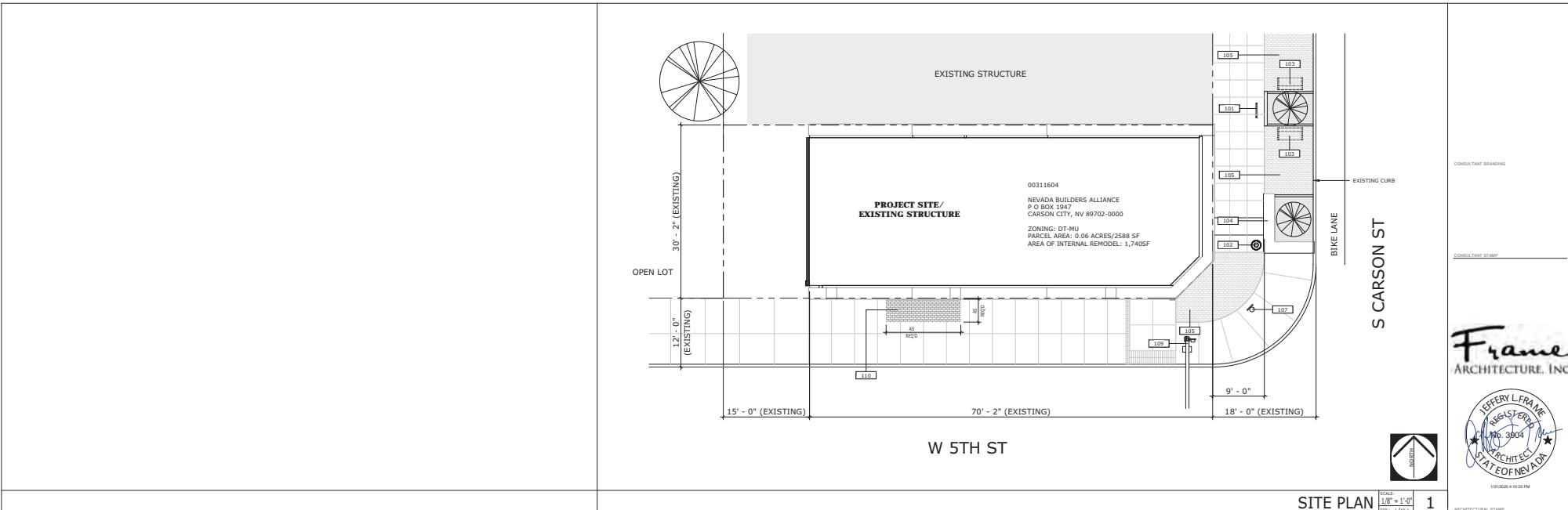
Changes to the front elevation of the building were driven by the structural upgrades necessary to stabilize the rock walls. Thus, we couldn't delay completing the work as soon as possible. We hope you agree that the final product is not only stunning but historically representative. The exterior windows are all no rebuilt with new glass and the work remaining includes all exterior doors and new lighting.

Interior Improvements

We have begun interior improvements which will include a refined adaptation of historic relevance. The twenty-three foot bar, back bar and key features will all be natural black walnut. The wall treatments will include fifty-six inch high wainscot treatment with exciting decorations. Modern bathrooms and amenities will make this a contribution to our community for decades to come

Parking lot

When we originally bought the building and adjacent lots we didn't anticipate using the land since no additional parking was required when keeping the existing use. It became clear that if we wanted to transform this part of Carson Street we needed to expand our scope to include a parking lot/multi-use space. The proposed layout now includes a nine-hundred square foot patio/entertainment space off the building, paved parking lot/plaza with fourteen parking spaces including handicap and electrical vehicle charging and streetscape improvements to Fifth and Curry Streets including light poles, tree wells and pavers to match Carson Street Improvements.



	SITE PLAN LEGEND	SITE PLAN KEYNOTES	GENERAL SITE PLAN NOTES
	<p>PROPERTY LINE EXISTING TREES EXISTING BUILDING FOOTPRINT</p>	<p>101 EXISTING BIKE RACK 102 EXISTING WASTE RECEPTACLE 103 EXISTING BENCH 104 EXISTING WALL WITH STONE CAP 105 EXISTING PAVES PER CARSON CITY DT-MU GENERAL DEVELOPMENT STANDARDS AND DESIGN GUIDELINES 107 EXISTING CONCRETE SIGNAL BOLLARD 109 EXISTING TRAFFIC SIGNAL 110 IN THESE LOCATIONS WHERE THE EXISTING BLOCK WALL IS DAMAGED AT THE BASE DUE TO THE EXISTING CONCRETE SIDEWALK, THE SIDEWALK SHALL BE PARTIALLY REMOVED AND REPLACED WITH PAVERS TO MATCH THE PAVERS USED ON CARSON ST SIDEWALK. CARSON CITY DT-MU GENERAL DEVELOPMENT STANDARDS AND DESIGN GUIDELINES</p>	<p>1. PARKING: IN CARSON CITY DT-MU CONSOLIDATED DEVELOPMENT CODE, SECTION F, DIV.6.6.6, NO ADDITIONAL PARKING IS REQUIRED FOR AN EXISTING BUILDING, EVEN WHERE THE EXISTING PARKING MAY BE NONCONFORMING.</p>

FRAME ARCHITECTURE PROJECT No. : 18-47
Project No. 18-47-001
Submitted by: Frame Architecture, Inc.
Date: 1/10/2014
Checked by: JF
REVISION No. DATE DESCRIPTION
REVISION No. DATE DESCRIPTION

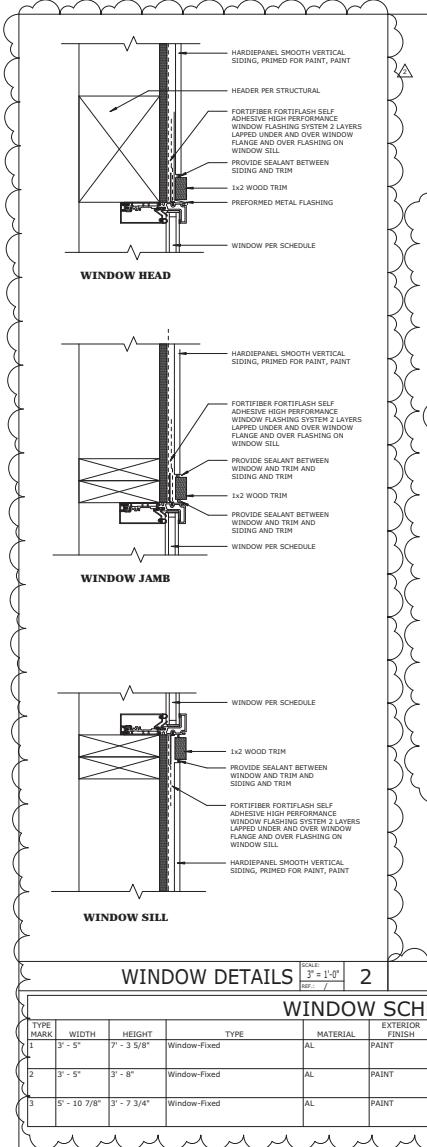
FRAME ARCHITECTURE.COM

SITE PLAN

BANK SALOON - STRUCTURAL SHELL
418 S. CARSON ST., APN 003-116-04
NEVADA BUILDERS ASSOCIATION

4000 SOUTH McCARRAN BOULEVARD, UNIT E RENO NEVADA 89502 (775) 827-3917

A0.1

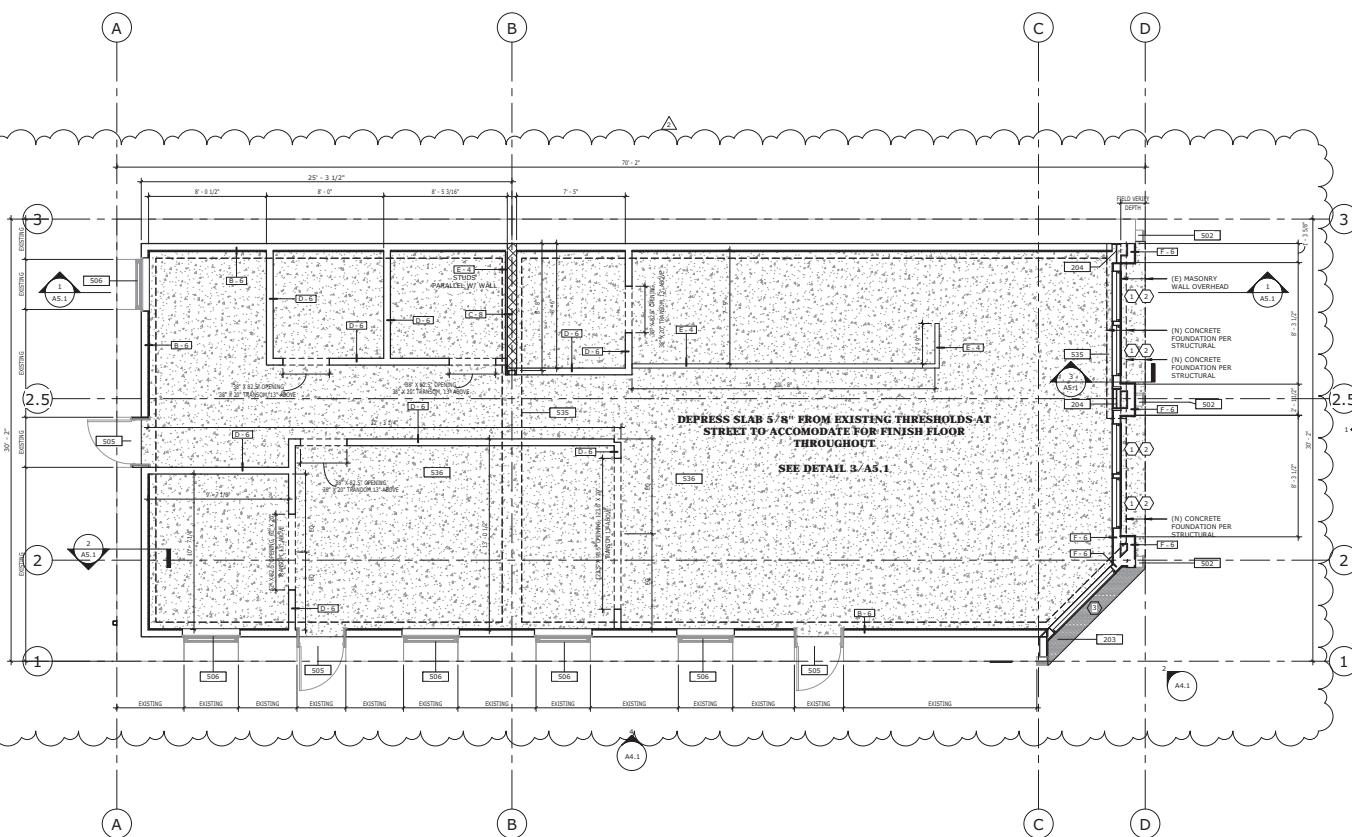


WINDOW DETAILS

2

WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	TYPE	MATERIAL	INTERIOR FINISH	INTERIOR FINISH	DETAILS	COMMENTS
1	3' - 5"	7' - 3 5/8"	Window-Fixed	AL	PAINT	PAINT	2/A1.1	BASIS OF DESIGN: MARVIN MODERN DIRECT GLAZE RECTANGLE WITH DUAL-PANE INSULATED GLASS, OR EQUAL
2	3' - 5"	3' - 8"	Window-Fixed	AL	PAINT	PAINT	2/A1.1	BASIS OF DESIGN: MARVIN MODERN DIRECT GLAZE RECTANGLE WITH DUAL-PANE INSULATED GLASS, OR EQUAL
3	5' - 10 7/8"	3' - 7 3/4"	Window-Fixed	AL	PAINT	PAINT	2/A1.1	BASIS OF DESIGN: MARVIN MODERN DIRECT GLAZE RECTANGLE WITH DUAL-PANE INSULATED GLASS, OR EQUAL



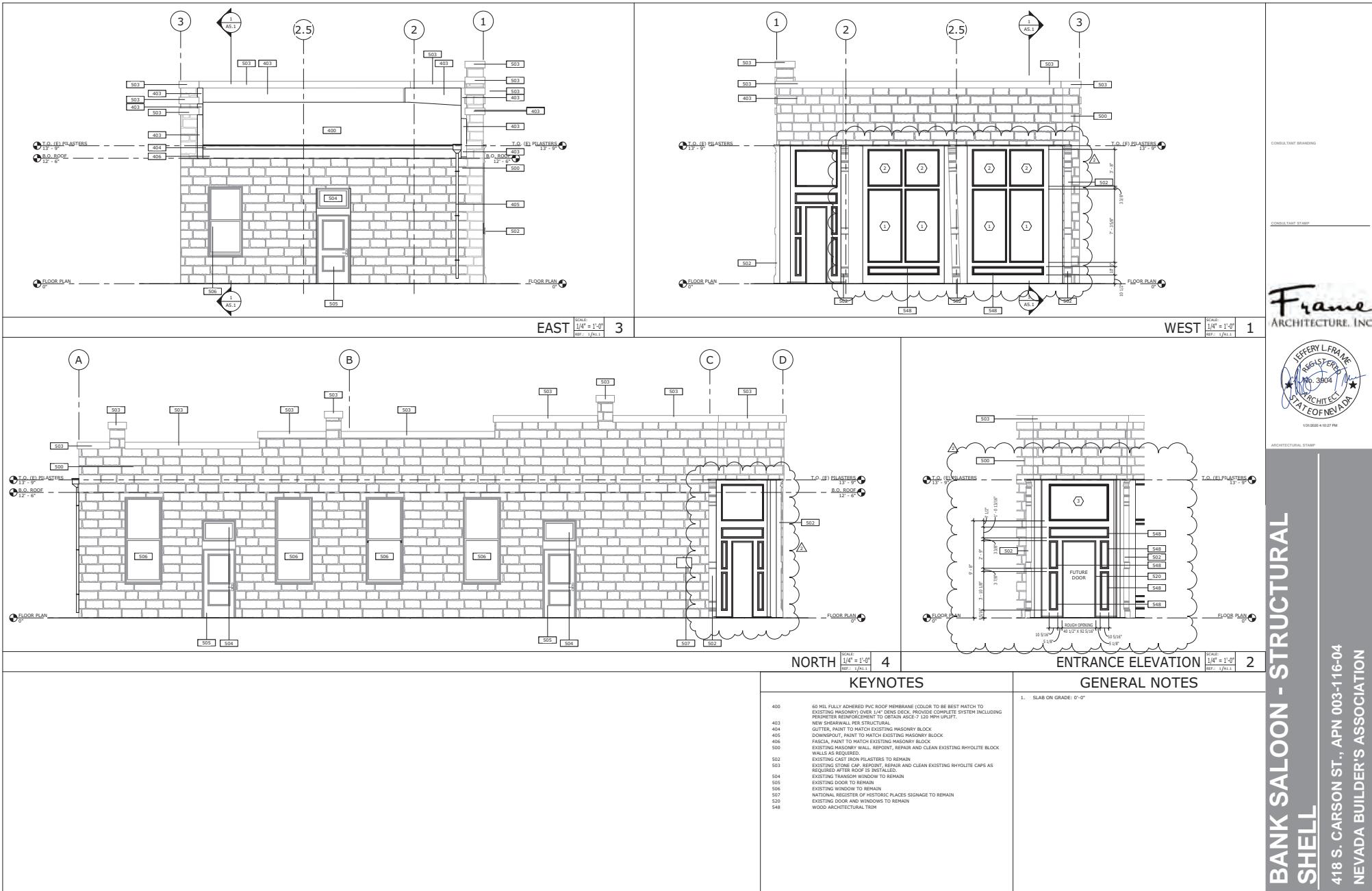
FLOOR PLAN

1



BANK SALOON - STRUCTURAL SHELL

418 S. CARSON ST., APN 003-116-04
NEVADA BUILDERS' ASSOCIATION



RESOLUTION NO. 2018-RA-R-2

A RESOLUTION AMENDING AND SUPERSEDING RESOLUTION 2017-RAR-1 AND 2017-R-1 TO CONTINUE THE CARSON CITY REDEVELOPMENT FAÇADE IMPROVEMENT PROGRAM FOR REDEVELOPMENT PROJECT AREAS 1 AND 2 AND AMEND PROVISIONS RELATED TO PROJECT ELIGIBILITY REQUIREMENTS.

WHEREAS, a stated objective of the Redevelopment Area 1 Plan is to improve the appearance of commercial areas through building rehabilitation, and

WHEREAS, strategies in the Redevelopment Area 2 Plan include engaging the business owners in the revitalization process and assisting in the reuse of vacant buildings; and

WHEREAS, Carson City has made an investment in infrastructure improvements and streetscape enhancements within the downtown area and plans similar improvements along Carson Street and William Street to improve the appearance of these commercial corridors; and

WHEREAS, the Carson City Redevelopment Authority and Board of Supervisors desire to create an incentive program to be an integral part of Carson City's private-public partnership initiatives to retain and expand businesses in Carson City; and

WHEREAS, this program is designed to stimulate investment in properties and improve the desirability of properties within Redevelopment Areas 1 and 2 by improving the exterior appearance of buildings.

NOW THEREFORE, the Carson City Redevelopment Authority and Board of Supervisors do hereby resolve to establish the Carson City Façade Improvement Program for Redevelopment Project Areas 1 and 2, which includes the following guidelines.

1. **Eligible Properties:** Eligible properties include all non-residential properties within Redevelopment Areas 1 and 2.
2. **Ineligible Properties:** Ineligible properties include properties already receiving tax incentives or other financial incentives from the City, residentially-zoned properties, buildings that were constructed or have had façade improvements completed within the last five years, properties for which property taxes are owed and not paid up to date, properties with outstanding or unresolved code enforcement issues, and properties on which construction of the proposed improvements has already been started at the time of application submittal to the Community Development Department. For the purpose of this section, a historic property tax deferment or "open space" property tax deferment is not a disqualifying tax or financial incentive.
3. **Eligible Improvements:** All exterior building façade updating and maintenance, including but not limited to painting, lighting, awnings, doors, fascia, and other decorative elements, are eligible to receive Façade Improvement Program funds, if

such updating or maintenance involves the provision of services by at least two different labor trades. Landscaping, signs, roofing materials, paving, and any improvements not affixed to the building are not eligible expenses. For the purposes of this policy, exterior building façade includes all portions of a building visible from the public right-of-way or on-site public parking lot.

4. **Maximum Façade Improvement Program Funding:** The maximum Façade Improvement Program funding that may be awarded is \$25,000 per individual Assessor's Parcel Number, subject to authorization of Program funding by the Board of Supervisors.
5. **Required Property Owner Matching Funds:** The property owner shall pay a minimum of 50% of the total project costs. Total project cost includes construction and all expenses incurred in the preparation and permitting of plans for the improvements, including building permit fees, design work, and construction drawings.
6. **Façade Improvement Program Application Review Process:**
 - A. The Redevelopment Authority Citizens Committee (RACC) shall review and have final decision authority on all Façade Improvement Program applications.
 - B. Initial applications are due April 15, 2016, to be reviewed by the RACC on May 2, 2016, for the available FY 2015-16 funding and FY 2016-17 funding. If available funding is not fully used in any given fiscal year, applications will be accepted on a first-come, first-served basis until available, budgeted funding is exhausted. If available funding has been fully allocated for any given fiscal year, applications may continue to be accepted and will be date stamped for priority consideration for the next fiscal year.
 - C. Façade Improvement Program applications must include plans meeting commercial building permit standards showing all proposed improvements.
 - D. Decisions of the RACC regarding Façade Improvement Program applications may be appealed to the Redevelopment Authority provided that such appeal is made within 7 days of the RACC's decision. Only Façade Improvement Program applicants affected by the RACC's decision have standing to appeal.
 - E. The property owner shall sign the application consenting to the proposed improvements and all applicable requirements of the Façade Improvement Program.
7. **Reimbursement of Redevelopment Funds:** Façade Improvement Program funds shall be awarded as a grant, with no reimbursement required, provided that the property is not sold within 12 months of the completion of the façade improvements for which the grant was awarded. If the property is sold within 12 months of the completion of the façade improvements for which the grant was awarded, the property owner shall

be responsible to pay back 100% of the Façade Improvement Program funds awarded by Carson City.

8. Compliance with Development Standards:

- A. All improvements shall be reviewed pursuant to and comply with the Carson City Development Standards Division 1.1, Architectural Design, as applicable to the proposed improvements.
- B. Improvements to buildings within the Downtown Mixed-Use (DTMU) zoning district shall comply with the DTMU Development Standards, Division 6.6, 6.6.2, Lighting, 6.6.3, Signage, 6.6.10, Building Design and Character, and 6.6.11, Guidelines for the Renovation and Restoration of Existing Structures, as applicable to the proposed improvements.

9. Commitment Agreement: Each participant in the Façade Improvement Program must execute and record a document agreeing to reimburse the City 100% of the awarded Façade Improvement Program funds if the property is sold within 12 months of the completion of the façade improvements for which the grant was awarded. The agreement shall be in the form as required by the City.

10. Reimbursement Process:

- A. Payments from the City shall be made on reimbursement-basis only at a rate of no more than 50% of the actual expenses incurred by the property owner up to the total amount of funds approved.
- B. For façade improvement projects that equal or exceed a total cost of \$10,000, reimbursement may be made in a maximum of two payments. The first payment may be requested for up to 50% of the approved Façade Improvement Program funds only after expenses have been incurred by the applicant equaling or exceeding 50% of the total project costs. The final reimbursement payment shall only be made upon completion and final inspection approval of the proposed improvements.
- C. Reimbursement for projects that are less than \$10,000 in total costs shall be provided in a one-time payment only after improvements have been completed and have received final inspection approvals.
- D. Applicants who receive funding must document all expenditures and provide the Community Development Department with proof of payment (receipts, paid invoices, etc.) for all eligible improvements, including costs associated with the property owner's required match, within 30 days of project completion.

11. Project Bidding Requirements:

- A. Applicants are responsible for obtaining three bids or competitive quotes for the proposed work. All contractors must be registered and bonded by the State of Nevada and licensed to perform the applicable work in Carson City.
- B. Approved projects will be based on the lowest of the three bids. The applicant may select any of the three bidders to complete the improvements, but the applicant will be responsible for costs in excess of the lowest bid.
- C. Construction contracts will be between the applicant and contractor. The contractor must obtain all required permits prior to commencing construction.
- D. Applicants shall make every attempt to get the required number of bids for the work to be completed. However, the RACC shall have authority to waive this requirement depending on but not limited to the following conditions: market trends, lack of qualified vendors, timing of application submittals, or other applicable conditions.
- E. Notwithstanding the provisions above, a property owner/applicant who is also a contractor and will be the contractor for the proposed façade improvements shall not be required to obtain three bids but shall be responsible for obtaining and submitting a written contractor's or subcontractor's bid detailing by line item the description and cost for each item of work to be completed. All contractors must be registered, licensed and bonded in the State of Nevada and licensed to perform the applicable work in Carson City.

12. Completion of Façade Improvements: Improvements for which Façade Improvement Program funds are awarded must be started (by obtaining a building permit for applicable improvements) within 180 days of application approval or the beginning of the Fiscal Year from which the funds are available, whichever occurs later. The approved façade improvements must be completed within 180 days of building permit approval. One 180-day extension may be granted by the RACC.

13. Discretionary Review: Notwithstanding any other provision contained herein, the RACC retains full discretion, based on a review of the overall merits of a proposed improvement, the beneficial impact of the improvement and the scope and purpose of the Façade Improvement Program:

- A. To deny an application without regard to eligibility; and
- B. To waive the eligibility criteria set forth in section 3 which requires the provision of services by at least two different labor trades for exterior building façade building and maintenance.

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Resolution No. 2018-RA-R-2

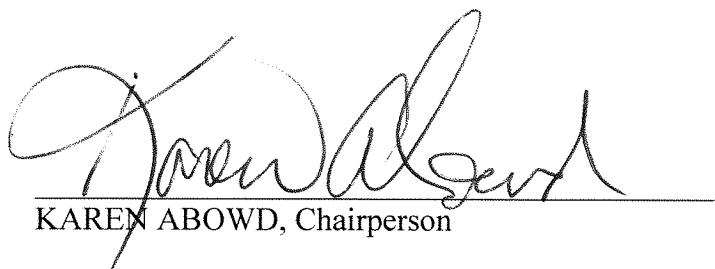
Upon motion by Member Brad Bonkowski, seconded by Vice Chair Lori Bagwell, the foregoing Resolution was passed and adopted this 6th day of December, 2018, by the following vote:

AYES: Member Brad Bonkowski
Vice Chair Lori Bagwell
Member John Barrette
Member Robert Crowell
Chairperson Karen Abowd

NAYS: None

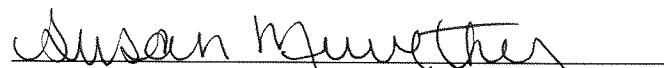
ABSENT: None

ABSTAIN: None.



KAREN ABOWD, Chairperson

ATTEST:



SUSAN MERRIWETHER, Clerk – Recorder