



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

Staff Report To: Redevelopment Authority Citizens Committee

Meeting Date: August 3, 2020

Item 4.A

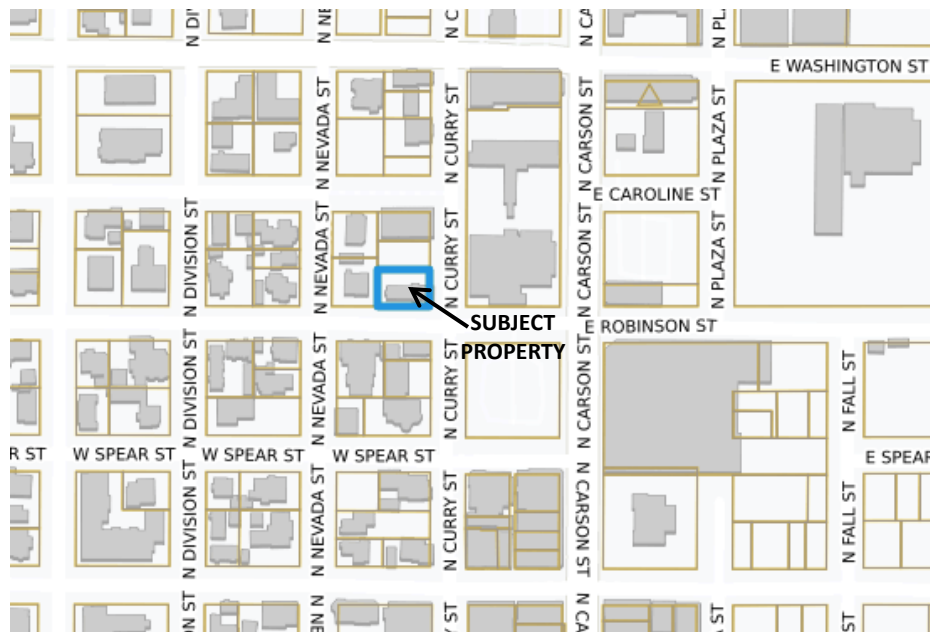
Staff Contact: Lee Plemel, Director (lplemel@carson.org; 283-7075)

Agenda Title: For Possible Action: Discussion and possible action regarding the expenditure of up to \$8,550 from the Façade Improvement Program fund for façade improvements to the building located at 602 N. Curry Street, known as the Chateau Bliss, within Redevelopment Area No. 1.

Staff Summary: The Redevelopment Authority approved a façade improvement program to assist commercial property owners within the Redevelopment District with improving the exterior appearance of their buildings. The City may match up to 50% of the total cost of the façade improvements up to a maximum of \$25,000 per property. The applicant is proposing to replace awnings and repaint the entire building. The applicant's estimated total cost of the proposed improvements is \$17,100.

Proposed Motion: I move to approve the expenditure of **\$7,730** for façade improvements to the building located at 602 N. Curry Street, subject to the conditions of approval in the staff memo; and to grant a waiver of the policy requiring three bids for the proposed awning improvements. (See discussion below regarding recommended funding amount.)

PROPERTY LOCATION:



The Redevelopment Authority/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 2021 (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: 602 N. Curry Street

Requested funding (% of total project cost): \$8,550 (50% of \$17,100)

Improvement description: The applicant is proposing to replace the existing, worn awning coverings and repaint the building.

Redevelopment Area #: 1

Staff analysis: The property is located on the northwest corner of Curry Street and Robinson Street, on the north side the core of the downtown shopping area, at the gateway to the historic district to the west, and within the Downtown Mixed Use (DTMU) zoning district. The following is an analysis of the project as it relates to the requirements of the Façade Improvement Program guidelines:

Eligible Properties (Resolution Section 1): The property is a non-residential property within Redevelopment Area 1, which is eligible to apply for Façade Improvement Program funds. The property has no conditions that would make it ineligible.

Eligible Improvements (Resolution Section 3): 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, specifically replacing awnings and repainting. Since the building is on a corner lot, all four sides of the building are visible from the public right-of-way and are therefore eligible for program reimbursement.

Project Bidding Requirements (Resolution Section 11): The Program guidelines require the applicant to obtain three bids, but the RACC may grant a waiver of that requirement for good cause.

The applicant has included three bids for painting the building, the lowest of which is \$9,860. The applicant states that they are going to use a different painting contractor whose bid was \$11,500 due to the scheduling of the work, and the applicant requested reimbursement in the application based on this higher cost. However, Section 11(B) of the guidelines states that an 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. In other words, the City will reimburse for the painting work based on the lowest bid of \$9,860, for a maximum of \$4,930 (= 50% of \$9,860), but the applicant may choose whichever contractor they want for the work.

The applicant obtained one bid for the awning replacements from the contractor that originally installed the awnings. Because they are using their own awnings, the contractor can use the existing frames to keep the replacement cost down. Section 11(D) allows the RACC to waive the three-bid requirements based on certain conditions, including “other applicable conditions.” In this case, it can be assumed that the applicant is getting the best price for awning replacement (\$5,600) versus having another company install new frames and awnings. Based on the costs of awnings for prior façade improvement projects that have been submitted to the RACC, the bid appears to be a very good price for the number of awnings that are being replaced and staff recommends approval of the waiver.

Staff recommendation: Staff recommends approval of Façade Improvement Program funding in the amount of \$7,730 (= \$2,800 for awnings + \$4,930 for painting) and granting a waiver to the requirement for the applicant to obtain three bids for the awnings 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. Application for 602 N. Curry Street
2. Façade Improvement Program Resolution

RDA-2020-0009

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



Facade Improvement Grant Request Form

PROPERTY INFORMATION:

602 N. Curry St. Carson City
ADDRESS NV 89703

\$ 8550⁰⁰
TOTAL FUNDING REQUEST

OWNER INFORMATION:

Mark and Marilyn Chim
NAME 802-88
930 Tahoe Blvd, Incline Village
MAILING ADDRESS, CITY, STATE, ZIP CODE NV 89451
teripresdon
PHONE # (775) 881-7972 EMAIL mchim@yahoo.com

\$ 17,100⁰⁰
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

Marilyn M Chim Living Trust

Date:

07-15-2020

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.

602 North Curry

Last Fall, Mark and Marilyn Chim purchased the building located on the corner of North Curry and West Robinson. The home was built in 1862, remodeled and expanded in the 70's to accommodate Roberta Caves' Real Estate office and most recently Chateau Bliss initially a retail shop that transitioned to event property storage.

They saw the potential of the property to be restored to its former glory. The interior has been cleaned painted and redecorated and now houses The Firm Cyro Spa owned by the Debbie and Dave Billings. They have cleaned up the landscaping and are making this prominent corner their own.

The Chim's are requesting a grant from the Carson City Redevelopment Board to assist in offsetting the façade improvements. The existing awnings were faded, worn, and torn. They have been removed and are scheduled to be replaced in a solid black Sunbrella material, with a straight edge. Eikelberger Awning Co were the installers of the original awnings and they are able to use the existing frames which kept the cost down.

We received four bids for painting and have chosen Tahoe Blue because they can get us on their schedule. The paint will be at the current white color with a gunmetal trim color on all areas currently painted green including the deck railing.



EIKELBERGER AWNING & DRAPERY CO.

1903 HYMER AVE. • SPARKS, NEVADA 89431

RENO • SPARKS • LAKE TAHOE

(P) 775-358-1903 • (TF) 877-358-1903 • (F) 775-358-1914

•WINDOW COVERINGS

DRAPERIES & RODS
HORIZONTAL BLINDS
VERTICAL BLINDS
ROMAN SHADES
SHUTTERS
MOTORIZATION

•AWNINGS

RETRACTABLE
MOTORIZED
METAL
CUSTOM SHAPES
BACKLIT AWNINGS

•CUSTOM CANVAS PRODUCTS

PATIO FURNITURE RECOVERS
UMBRELLAS
POOL COVERS
TARPS
UPHOLSTERY
REPAIRS

Sent via Theresa.preston@cbselectre.com

July 17, 2019

Coldwell Banker
123 W. 2nd St.
Carson City, NV 89403

RE: 602 N. Curry St.
Carson City, NV

Dear Terry,

Our price to manufacture and install custom awning covers (10) at the above referenced location would be \$5,600.00. This price is based on and includes the following:

- Accurate field measuring and survey
- 10 – Awning Covers
- Removal of existing awnings
 - Frames to be re-used as they exist in style etc.
 - Repainted
- Sunbrella acrylic canvas cover/ Color: TBD
- Complete fabrication
- Complete re-installation
- Sales Tax

Delivery and installation could be within 4 - 6 weeks from placement of order. **Our terms are 50% deposit upon placement of order and balance due upon completion.** Please sign below for your approval and fax back so we may schedule accordingly. Thank you and should you have any questions please don't hesitate to give us a call.

Thank you,

Chris Eikelberger

Chris Eikelberger

Approval: _____

Date: _____

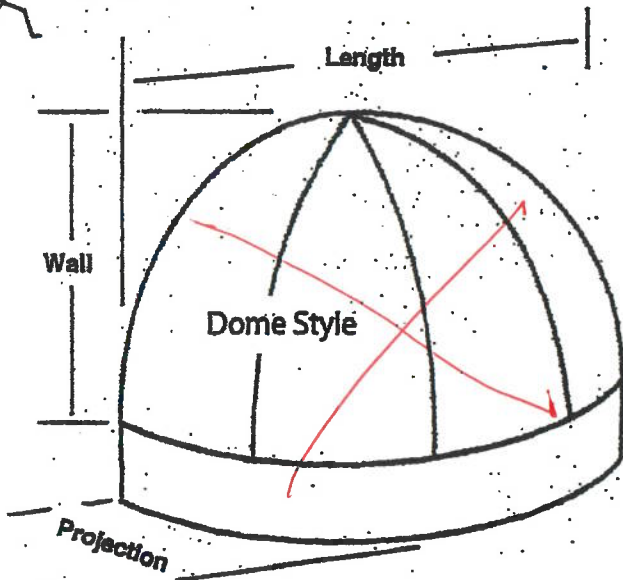
***Refunded deposits are subject to re-stocking fees of materials and/or estimating, consulting, and processing fees.**

***Completion time frame(s) are subject to delays due to material acquisition, production overload, travel variables, and other variable uncontrollable by Eikelberger Awning & Drapery Co.**



EIKELBERGER AWNING & DRAPERY CO.

1903 HYMER AVE. SPARKS, NEVADA 89431 • RENO • SPARKS • CARSON CITY: (775) 358-1903 INCLINE VILLAGE: (775) 831-1437



Valance Style



Straight



Prospect



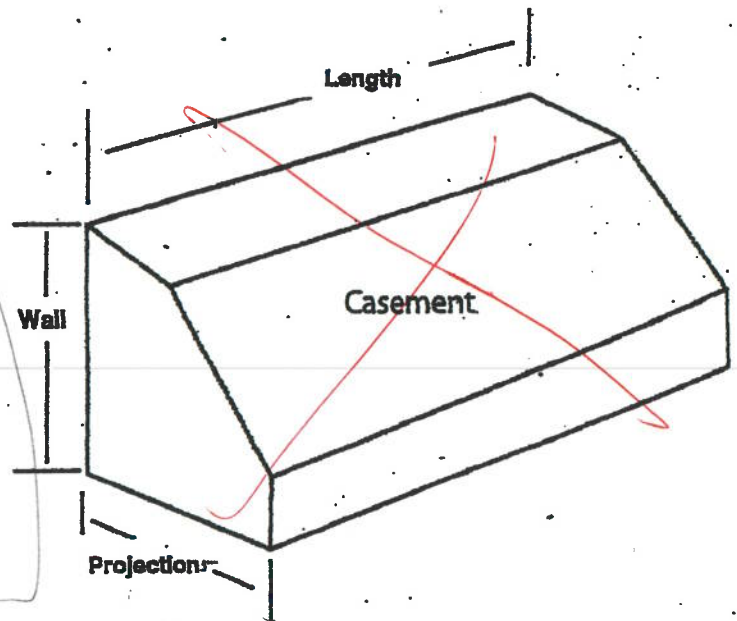
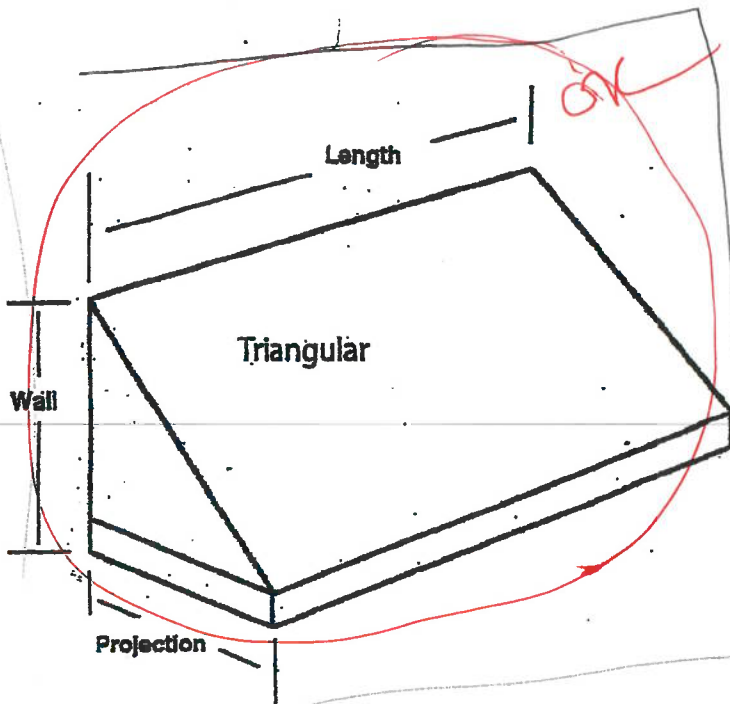
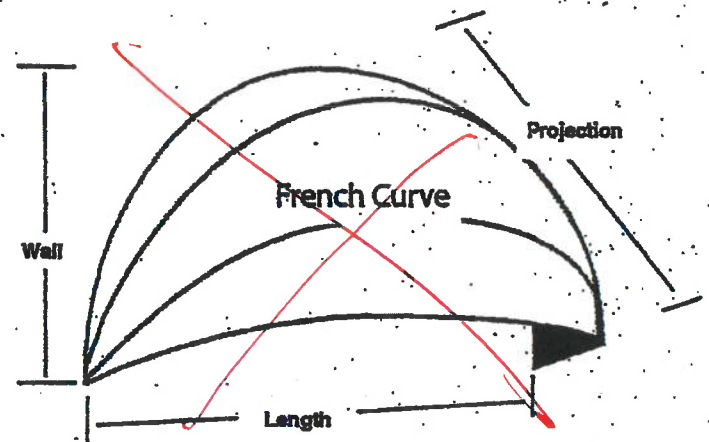
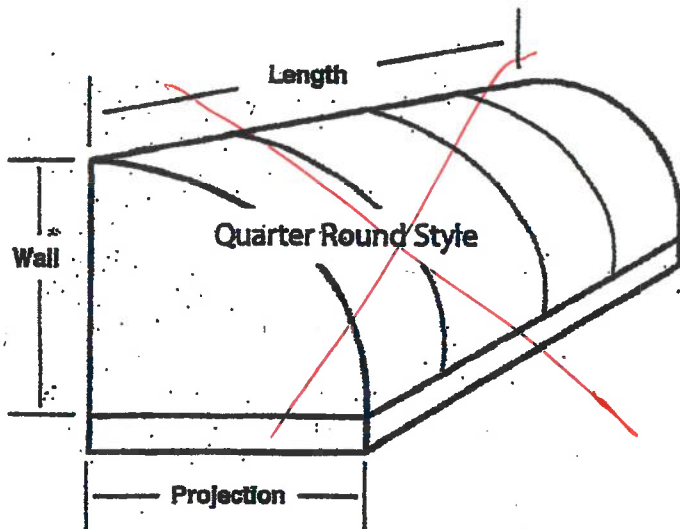
Castellated



Standard "S"



Louis D'os Converted



Tahoe Blue Painting

PO Box 3479
Incline Village, NV 89450
NV 74689 | CA 975375

Estimate

Date	Estimate #
2/17/2020	1987

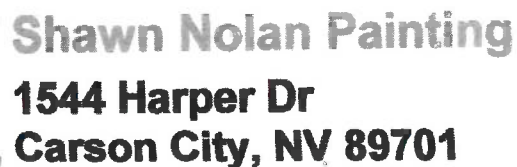
Name / Address	
Incline Property Management 848 Tanager Street Incline Village, NV 89451	
bphilpott@ipm-tahoe.com	775-832-0284

Project	
602 Curry Way	
Description	Total
<ul style="list-style-type: none">-Power-wash the exterior of the house to remove pollen, dust, and cobwebs;-Scrape off all loose paint throughout the siding, fascia, trim, etc;-Caulk areas where needed;-Protect windows, landscape, driveways, and light fixtures;-Prime the entire exterior of the building with seal bond primer to seal any cracks and gaps;-Apply 1 coat of solid color paint with colors to match existing;-Apply a 2nd coat for thickness and durability;-Hand brush fascia, window trim, and corner trim with color to match existing;-Repaint the railings;-Paint the doors; <p>Note: This job requires a special attention to the existing deteriorated wood;</p>	11,500.00
All Materials Included-	Total \$11,500.00

Tahoe Blue Painting - Cell: 775-671-1178 | Fax: 775-986-5128

Customer Signature _____

Tahoe Blue Painting _____



Date	Estimate #
8/20/2019	893

775-315-6691

Name / Address

Coldwell Banker
Teri Preston
123 W. second St,
Carson City, NV. 89703

Payment Due Upon Completion

Estimates Are Valid for 30 Days

Signature _____



empire construction

NV B2 Lic # 81963 • NV C4 Lic # 81962
P.O. Box 21992 • Carson City, NV 89721
(775) 600-5686 • (775) 691-2669

Proposal

Customer Teri Preston
Jobsite Address 602 Curry St. Carson City

Date: July 15, 2019
Bid Limit: \$900,000

Description T.I.

	Amount
Plans & Permit	3,100.00
Misc. Repairs	1,256.00
Sealing Wall Paper-Patches & Texture For Paint	3,150.00
Painting Inside	4,562.00
Prep & Painting Outside	9,854.00
Carpet Repairs & Cleaning (Allowance)	710.00
Electrical (Allowance)	2,500.00
Demo At Front Door	850.00
Framing & Patch Back For New Front Door	2,232.00
Furnish & Install Front Door & Hardware (Allowance)	3,500.00
Concrete Work At Front Door Area & Side Walk	5,136.00
Cut-Dig & Pour Back Concrete For New Fence In Parking Lot	8,126.00
New Metal Fence In Parking Lot App. 110 Lin. Feet @ 96.50 Per Foot Installed	10,615.00
Deck Work (Allowance)	10,000.00
Clean Up & Dump Fees	800.00
Supervision	2,200.00
*****Budget Price Only Need Approved Plans For Final Pricing*****	
Sub-Total	68,591.00
P & O	11,660.47
TOTAL	\$ 80,251.47

+5% POS
493.00
\$10347.00

*Proposal valid for 30 days. Changes to Scope of Work will require a revised proposal.

NV B2 Lic # 81963 / NV C4 Lic # 81962

Questions, please contact: vern@empireconst.net / (775) 691-2669







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 Redevelopment 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

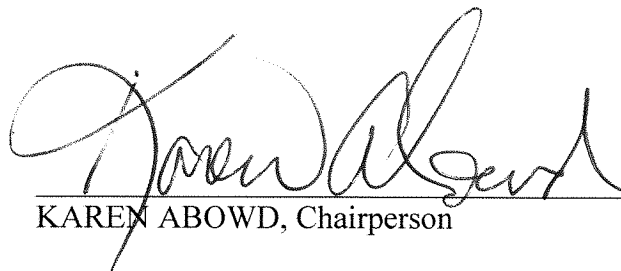
Upon motion by Member Brad Bonkowski, seconded by Vice Chair Lori Bagwell, the foregoing Resolution was passed and adopted this 6th day of December, 2018, by the following vote:

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

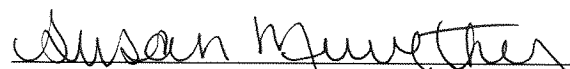
NAYS: None

ABSENT: None

ABSTAIN: None.


KAREN ABOWD, Chairperson

ATTEST:


SUSAN MERRIWETHER, Clerk – Recorder