

**MINUTES**  
**Special Meeting**  
**Carson City Redevelopment Authority Citizens Committee (RACC)**  
**Monday, June 22, 2020 ● 5:30 PM**  
**Community Center Sierra Room**  
**851 East William Street, Carson City, Nevada**

**Commission Members**

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

**Staff**

Lee Plemel, Community Development Director  
J. Daniel Yu, Assistant District Attorney  
Tamar Warren, Senior 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 are available for review during regular business hours.

An audio recording and the approved minutes of this meeting are available on [www.Carson.org/minutes](http://www.Carson.org/minutes).

**1.        ROLL CALL AND DETERMINATION OF QUORUM**

(5:30:34) – Chairperson Hannaman called the meeting to order at 5:30 p.m. Roll was called and a quorum was present.

<b>Attendee Name</b>	<b>Status</b>	<b>Arrived</b>
Chairperson Ronni Hannaman	Present	
Vice Chair Court Cardinal	Present	
Member John Barrette	Present	
Member Katie Bawden	Present	
Member Angela Bullentini-Wolf	Absent	
Member Michael Smith	Present	

**2.        PUBLIC COMMENTS**

(5:31:05) – Chairperson Hannaman entertained public comments; however, none were forthcoming.

**3.        FOR POSSIBLE ACTION: APPROVAL OF MINUTES – JUNE 1, 2020**

(5:31:23) – Chairperson Hannaman introduced the item and entertained corrections, changes, and/or a motion.

(5:31:47) – Member Smith moved to approve the June 1, 2020 RACC meeting minutes as written. The motion was seconded by Vice Chair Cardinal.

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Smith
<b>SECONDER:</b>	Cardinal
<b>AYES:</b>	Hannaman, Cardinal, Barrette, Bawden, Smith
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Bullentini-Wolf

#### 4. MEETING ITEMS:

**4.A RDA-2020-0008 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE EXPENDITURE OF UP TO \$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.**

(5:32:03) – Chairperson Hannaman introduced the item. Mr. Plemel gave background on the Façade Improvement Program for non-residential properties and invited Aaron West, Nevada Builders Alliance CEO, to present his request.

(5:35:14) – Mr. West thanked the Committee for holding a Special Meeting to consider his request and noted their Collaboration with the Historic Resources Commission. He also reviewed the Agenda Materials, incorporated into the record, referencing the Conditions of Approval and accompanying “before and after” photographs of the Bank Saloon façade. Mr. West expected the project to be completed by October 1, 2020. There were no questions or comments from the Committee members. Chairperson Hannaman entertained a motion.

**(5:37:27) – Vice Chair Cardinal moved to approve the expenditure of \$25,000 for façade improvements to the building located at 418 South Carson Street known as the Bank Saloon within Redevelopment Area No. 1 [and to grant a waiver of the policy requiring three bids, subject to the conditions of approval in the staff report.]**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Cardinal
<b>SECONDER:</b>	Barrette
<b>AYES:</b>	Hannaman, Cardinal, Barrette, Bawden, Smith
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

(5:37:55) – Chairperson Hannaman thanked Mr. West on behalf of the Carson City residents for “taking a very blighted property and making a silk purse out of a sow’s ear.”

**5. DISCUSSION ONLY:**

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

(5:39:00) – Chairperson Hannaman introduced the item. Mr. Plemel thanked the Committee for accommodating this Special Meeting and noted that another may be necessary in July. He also noted that the balance of the FY 2020 funds would be returned to the RACC budget, adding that the Community Center Pool had been resurfaced using in-house labor which resulted in \$43,000 savings. He clarified that the total savings of \$150,000 will be returned to the undesignated fund budget, the spending of which would be prioritized by the Board of Supervisors.

**b. FUTURE AGENDA ITEMS FOR THE NEXT RACC MEETING.**

(5:41:43) – Mr. Plemel noted that the next regular RACC meeting will be scheduled for August 3, 2020.

**c. RACC MEMBER REPORTS AND COMMENTS.**

(5:42:02) – There were no reports from RACC members.

**6. PUBLIC COMMENTS**

(5:42:15) – Chairperson Hannaman entertained public comments; however, none were forthcoming.

**7. FOR POSSIBLE ACTION: ADJOURNMENT.**

**(5:42:27) – Member Smith moved to adjourn. Vice Chair Cardinal seconded the motion. Chairperson Hannaman adjourned the meeting at 5:42 p.m.**

The Minutes of the June 22, 2020 Carson City Redevelopment Authority Citizens Committee are so approved this 3<sup>rd</sup> day of August, 2020.