

**MINUTES**  
**Regular Meeting**  
**Carson City Redevelopment Authority Citizens Committee (RACC)**  
**Monday, August 3, 2020 • 5:30 PM**  
**Community Center Sierra Room**  
**851 East William Street, Carson City, Nevada**

**Commission Members**

<b>Chair – Ronni Hannaman</b>	<b>Vice Chair – Court Cardinal</b>
<b>Member – John Barrette</b>	<b>Member – Katie Bawden</b>
<b>Member – Gina Lopez-Hill</b>	<b>Member – Michael Smith</b>
<b>Member – Angela Bullentini-Wolf</b>	

**Staff**

Lee Plemel, Community Development Director (via WebEx)  
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**

(5:31:40) – Chairperson Hannaman called the meeting to order at 5:31 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	Absent	
Member John Barrette	Present	
Member Katie Bawden	Present	
Member Gina Lopez-Hill	Present	
Member Michael Smith	Present	
Member Angela Bullentini-Wolf	Absent	

**2. PUBLIC COMMENTS**

(5:32:18) – Chairperson Hannaman entertained public comments; however, none were forthcoming. She also welcomed returning Member Bawden and newly appointed Member Lopez-Hill.

**3. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – JUNE 22, 2020**

(5:33:50) – Chairperson Hannaman introduced the item and entertained corrections, changes, and/or a motion.

**(5:34:05) – Member Barrette moved to approve the June 22, 2020 RACC meeting minutes as written. The motion was seconded by Member Smith.**

<b>RESULT:</b>	<b>APPROVED (5-0-1)</b>
<b>MOVER:</b>	Barrette
<b>SECONDER:</b>	Smith
<b>AYES:</b>	Hannaman, Barrette, Bawden, Smith
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	Lopez-Hill
<b>ABSENT:</b>	Cardinal, Bullentini-Wolf

#### 4. MEETING ITEMS:

**4.A RDA-2020-0009 - 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.**

(5:34:45) – Chairperson Hannaman introduced the item. Mr. Plemel gave background and introduced Teri Preston as the applicant's representative. Mr. Plemel reviewed the project details and accompanying photographs, all of which are incorporated into the record. Ms. Preston clarified that the least expensive painting bid would not be accepted because they were residential painters. She also noted that painters in the area had been busy due to the COVID 19 epidemic. Mr. Plemel clarified that the amount requested was for \$7,730. There were no additional comments. Chairperson Hannaman entertained a motion.

**(5:46:10) – Member Smith moved 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.**

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

**4.B RDA-2020-0010 - FOR DISCUSSION ONLY: PRESENTATION AND DISCUSSION REGARDING THE 2019 CARSON CITY DOWNTOWN PARKING ANALYSIS.**

(5:47:00) – Chairperson Hannaman introduced Carson City Transportation Manager Lucia Maloney and read the agenda item into the record. Ms. Maloney gave background on Downtown Carson City parking and invited Mr. Plemel to present the analysis. Mr. Plemel noted that parking enforcement reported to the Community Development Department and that Ms. Maloney was the Parking Hearings Officer. He also provided an overview of the Staff Report, incorporated into the record, and a report titled *2019 Carson City Downtown Parking Analysis Final Report* prepared by LSC Transportation Consultants, Inc. and incorporated into the record. Mr. Plemel and Ms. Maloney responded to clarifying questions by the members as well. Mr. Plemel explained to Chairperson Hannaman that the Nugget Casino parking lot south of Telegraph Street is for public use; however, conflicting signage needed addressing to eliminate confusion. Member Lopez-Hill was informed that the study had been budgeted for as a result of patron and employee complaints, mostly over the two-hour parking. Discussion ensued regarding the need for wayfinding signage and Ms. Maloney acknowledged that the Regional Transportation Commission members had also requested clearer signage. No action was required for this item.

**4.C RDA-2020-0011 - FOR DISCUSSION ONLY: PRESENTATION AND DISCUSSION REGARDING THE SOUTHWEST CARSON CIRCULATION STUDY.**

(6:07:44) – Chairperson Hannaman introduced the item. Ms. Maloney gave background and referenced the Staff Report, incorporated into the record. She also thanked RACC for funding the Southwest Carson Street Circulation Study and introduced Loren Chilson, Founder and Principal Engineer of Headway Transportation, adding that Mr. Chilson had presented the findings to the Regional Transportation Commission as well during their July 2020 meeting.

(6:11:11) – Mr. Chilson gave background on the study, reviewed a PowerPoint presentation, incorporated into the record, and responded to clarifying questions. Chairperson Hannaman inquired about safety issues on Curry Street behind the Carson City Chamber of Commerce and the Nevada Railroad Museum. Ms. Maloney noted that the portion of Curry Street behind the Nevada Railroad Museum is not owned by Carson City and is leased from State Lands. She also clarified that “a substantial amount of stormwater flow issues of that hill” made widening that roadway “no low-cost feat” and hoped funding will be found for the project in the future. Chairperson Hannaman was informed that “the Regional Transportation Commission took action to approve a pro-rata development agreement template that Staff could use to seek developer contributions for their impact to that intersection [Appion Way],” adding that additional funds were still needed to add a signal. The Chair thanked Ms. Maloney and Mr. Chilson for their presentation, calling it “very interesting on all levels.”

**4.D RDA-2020-0012 - FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING FUNDING PRIORITIES FOR REDEVELOPMENT EXPENDITURES OVER THE NEXT FIVE YEARS.**

(6:31:01) – Chairperson Hannaman introduced the item. Mr. Plemel noted that his presentation was “the start of the discussion regarding funding priorities” and not a discussion of particular projects. He reviewed the Staff Report and accompanying documentation, incorporated into the record, including FY 2021 - FY 2025 projections. He referenced the FY 2021 Redevelopment Discretionary Funds Budget Allocations and Projections spreadsheet, highlighting the projects that had been approved by the Board of Supervisors. He indicated that the available undesignated funds are anticipated to be approximately \$500,000 in FY 2022 and approximately \$1.5 million per year for the following years. Mr. Plemel also responded to clarifying questions from the members and informed Member Lopez-Hill that input will be sought from the stakeholders. Chairperson Hannaman recommended exploring ways to either lease or work with the property owner to turn the vacant lot adjacent to Comma Coffee into a pocket park or usable space. Discussion ensued regarding the automobile dealer incentives and Mr. Plemel believed that the “Campagni incentives” would end in 2031 and 2034. No action was taken on this item.

**5. DISCUSSION ONLY:****a. STAFF REPORTS AND UPDATES ON MATTERS RELATING TO THE RACC.**

(6:50:39) – Chairperson Hannaman introduced the item. Mr. Plemel did not anticipate a special meeting for façade improvement requests prior to the next regular meeting.

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

(6:51:17) – Member Smith requested discussion on a timetable for the North Carson area, specifically the vacant retail establishments and he was informed that the area in question was not part of the Redevelopment Areas One and Two.

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

(6:55:47) – There were no reports from RACC members.

**6. PUBLIC COMMENTS**

(6:56:02) – Chairperson Hannaman entertained public comments; however, none were forthcoming.

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

**(6:56:36) – Chairperson Hannaman adjourned the meeting at 6:56 p.m.**

The Minutes of the August 3, 2020 Carson City Redevelopment Authority Citizens Committee are so approved this 11<sup>th</sup> day of November, 2020.