

**MINUTES**  
**Regular Meeting**  
**Carson City Redevelopment Authority Citizens Committee (RACC)**  
**Monday, November 2, 2020 ● 5:30 PM**  
**Community Center Bob Boldrick Theater**  
**851 East William Street, Carson City, Nevada**

**Commission Members**

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

**Staff**

Lee Plemel, Community Development Director  
J. Daniel Yu, Assistant District Attorney (via WebEx)  
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**

(5:31:32) – 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	Present (via WebEx)	
Member John Barrette	Present	
Member Katie Bawden	Present	
Member Gina Lopez	Present (via WebEx)	
Member Michael Smith	Present	
Member Angela Bullentini-Wolf	Present (via WebEx)	

**2. PUBLIC COMMENTS**

(5:32:16) – Chairperson Hannaman entertained public comments; however, none were forthcoming.

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

(5:33:29) – Chairperson Hannaman introduced the item and entertained corrections, changes, and/or a motion.

(5:33:42) – Member Smith moved to approve the August 3, 2020 RACC meeting minutes as written. The motion was seconded by Member Barrette.

<b>RESULT:</b>	<b>APPROVED (6-0-1)</b>
<b>MOVER:</b>	Smith
<b>SECONDER:</b>	Barrette
<b>AYES:</b>	Hannaman, Barrette, Bawden, Bullentini-Wolf, Lopez, Smith
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	Cardinal
<b>ABSENT:</b>	None

**4. MEETING ITEMS:**

**4.A RDA-2020-0013 - FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING POSSIBLE RECOMMENDATIONS TO THE REDEVELOPMENT AUTHORITY CONCERNING THE REDEVELOPMENT DISCRETIONARY FUNDS TENTATIVE BUDGET ALLOCATIONS FOR FISCAL YEARS (FY) 2021 AND 2022.**

(5:33:58) – Chairperson Hannaman introduced the item. Mr. Plemel gave background and noted that this item did not require action as it was a review of the current five-year budget projections and an update on the status of projects budgeted for FY 2021, which are incorporated into the record. He also noted that the Committee may provide direction to Staff if they choose. Mr. Plemel reviewed the aforementioned projects and responded to clarifying questions by the members. Discussion ensued regarding the 4<sup>th</sup> Street temporary plaza improvements and Chair Hannaman explained that even though it was private property, the Carson City Chamber of Commerce was working for with the tenants to provide green screen planters (incorporated in the agenda materials) to rehabilitate the area in order to make it “look like the rest of the City.” Chairperson Hannaman wished to hear from members of the public who were participating via telephone.

(5:54:26) – Kelly Dodge introduced himself as “a sound guy here in Carson City” who had participated in many events at McFadden Plaza. Mr. Dodge outlined the following issues at the Plaza and responded to clarifying questions.

- The roof does not cover the stage area.
- The roof does not allow anything, such as speakers and light to be hung.
- The lighting is inappropriate for events.
- As the sun sets in the west, it “bakes the stage,” requiring a shade structure on the west side.

(5:59:03) – Based on a request from Chairperson Hannaman, Mr. Plemel offered to work with the Public Works Department to study the requests. Deputy Public Works Director Dan Stucky was also in favor of a structural analysis. Member Barrette recommended hearing the opinions of the performers who use the stage as well. Mr. Stucky also gave background on the McFadden Plaza shade structure and the direction

Public Works had received from the Board of Supervisors, and reviewed the proposed conceptual design which is incorporated into the record. Chairperson Hannaman noted the presence of mature trees and “the beautiful colorful umbrellas” that provide shade and was not certain “that this kind of shade structure would add to the ambiance.”

(6:06:15) – Discussion ensued regarding the 3<sup>rd</sup> Street parking lot and the McFadden Plaza rehabilitations and Mr. Plemel clarified that the rehabilitation project at the 3<sup>rd</sup> Street parking lot would not include a shade structure and that “the concept of a shade structure at the Brewery Arts Center (BAC) funded by the City has gone away.” He also noted that the Board of Supervisors had requested a recommendation from the RACC for the McFadden Plaza shade structure, adding that a decision was not required in this meeting as it would be discussed in February 2021 as part of the budget. Chairperson Hannaman recommended receiving input from the surrounding property owners prior to the February 2021 RACC meeting. Member Barrette summarized the Board of Supervisors’ discussion regarding the proposed shade structures and noted that the Board had wished to hear a recommendation from RACC regarding the McFadden Plaza shade structure.

(6:17:48) – Nevada Builders Alliance Chief Executive Officer Aaron West spoke in favor of the 4th Street temporary plaza improvements. Chairperson Hannaman thanked Lumos and Associates for the conceptual designs and noted that they were well-received by the tenants since they were designed to be moved to other parts of the City once the property had been sold. Mr. West also acknowledged the property owners who had contributed to the cleanup of the property. Chairperson Hannaman received confirmation that action could be taken regarding this item in the form of a recommendation to the Redevelopment Authority. Mr. Stucky did not believe that the temporary improvements would take a long time to do. Chairperson Hannaman entertained a motion.

**(6:28:23) – Vice Chair Cardinal moved to recommend to [the Redevelopment Authority] consideration and funding the concept of beautification of the area surrounding the property on the 4<sup>th</sup> Street temporary plaza. The motion was seconded by Member Barrette.**

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Cardinal
<b>SECONDER:</b>	Barrette
<b>AYES:</b>	Hannaman, Cardinal, Barrette, Bawden, Bullentini-Wolf, Lopez, Smith
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

(6:30:28) – Mr. Plemel inquired about the proposal to add holiday decorations on South Carson Street from 5th Street to the Stewart Street roundabout. Chairperson Hannaman recommended the purchase of new holiday decorations to upgrade the existing decorations from 5<sup>th</sup> Street to William Street as well. Mr. Stucky believed it was a good idea since they had been purchased 12-15 years ago; however, they could not be done in time for this year’s Silver and Snowflakes celebration. Members Smith, Bawden, and

Barrette were also in favor of waiting until next year and “do it right.” Mr. Plemel thanked the RACC for providing direction to Staff and stated that the item will be brought back in February 2021 for discussion. Member Smith inquired about the \$10,000 expenditure for bike racks and Mr. Stucky clarified that they would be used as replacements for existing racks that get damaged.

**5. DISCUSSION ONLY:**

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

(6:39:53) – Chairperson Hannaman introduced the item. Mr. Plemel announced that the next RACC meeting will be held on February 1, 2021 where the final budget recommendations will be discussed.

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

Previously discussed.

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

(6:40:40) – Member Barrette and Member Smith noted that this would be their last meeting on RACC. Chairperson Hannaman thanked both members for serving on the Committee and announced that the Silver and Snowflakes event was scheduled for December 4, 2020 and would follow all the social distancing guidelines. She also noted that the children would not sing on the Capitol steps this year; however, a “big surprise” was planned for the festivities.

**6. PUBLIC COMMENTS**

(6:43:05) – Chairperson Hannaman entertained final public comments. Mr. Dodge recommended looking into the Marv Teixeira Pavilion, noting “there’s a lot of things that could be improved with the Pavilion to make it a place that would hold major events.” He stated that the acoustics can be fixed to eliminate echoing and the roof can be extended to cover the stage. Chairperson Hannaman suggested taking the request to the Parks and Recreation for them to provide a recommendation to RACC.

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

**(6:47:44) – Chairperson Hannaman adjourned the meeting at 6:47 p.m.**

The Minutes of the November 2, 2020 Carson City Redevelopment Authority Citizens Committee are so approved this 1<sup>st</sup> day of February, 2021.