

**MINUTES**  
**Regular Meeting**  
**Carson City Redevelopment Authority Citizens Committee (RACC)**  
**Monday, February 1, 2021 • 5:30 PM**  
**Community Center Robert "Bob" Crowell Boardroom**  
**851 East William Street, Carson City, Nevada**

**Commission Members**

<b>Chair – Ronni Hannaman</b>	<b>Vice Chair – Court Cardinal</b>
<b>Member – Katie Bawden</b>	<b>Member – Angela Bullentini-Wolf</b>
<b>Member – Holly "andi" Fant</b>	<b>Member – Gina Lopez</b>
<b>Member – Lisa Schuette</b>	

**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**

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

Attendee Name	Status	Arrived
Chairperson Ronnie Hannaman	Present	
Vice Chair Court Cardinal	Present	
Member Katie Bawden	Present	
Member Angela Bullentini-Wolf	Absent	
Member Holly "andi" Fant	Present	
Member Gina Lopez	Present	
Member Lisa Schuette	Present	

**2. PUBLIC COMMENTS**

(5:31:02) – Chairperson Hannaman welcomed new members Fant and Schuette and entertained public comments. Sam Flakus introduced himself and offered his assistance and design expertise to build a monument of the arch from the Virginia and Truckee (V&T) Railroad Engine House and to preserve its architectural legacy.

**3. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – NOVEMBER 2, 2020**

(5:34:07) – Chairperson Hannaman introduced the item and entertained corrections, changes, and/or a motion.

**(5:34:29) – Vice Chair Cardinal moved to approve the November 2, 2020 RACC meeting minutes as written. The motion was seconded by Member Schuette.**

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

#### 4. MEETING ITEMS:

##### **4.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO ELECT A CHAIR AND VICE-CHAIR FOR CALENDAR YEAR 2021.**

(5:35:01) – Chairperson Hannaman introduced the item. Mr. Plemel referenced the Board of Supervisors Policies and Procedures noting that a chairperson could not serve more than two consecutive years, noting that Chair Hannaman was eligible to serve for one more year. In response to a question by Vice Chair Cardinal, Mr. Yu read into the record the portion of the RACC bylaws (approved in June 2015) relating to the terms of the Chair and Vice Chair. Chairperson Hannaman entertained volunteers; however, none were forthcoming.

**(5:37:15) – Chair Hannaman moved to nominate Vice Chair Cardinal to the position of RACC Chair. The motion was seconded by Member Schuette.**

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

(5:37:53) – Chairperson Cardinal entertained volunteers for the position of Vice Chair; however, none were forthcoming.

**(5:37:15) – Chair Cardinal moved to nominate Member Hannaman to the position of RACC Vice Chair. The motion was seconded by Member Bawden.**

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

**4.B RDA-2021-0001 - FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING RECOMMENDATIONS TO THE REDEVELOPMENT AUTHORITY CONCERNING THE REDEVELOPMENT DISCRETIONARY FUNDS TENTATIVE BUDGET ALLOCATIONS FOR FISCAL YEARS (FY) 2021 AND 2022 AND ESTIMATING FUTURE ALLOCATIONS FOR THE FOLLOWING FOUR YEARS TO IMPLEMENT REDEVELOPMENT OBJECTIVES.**

(5:38:27) – Chairperson Cardinal introduced the item. Mr. Plemel gave background and clarified for the new members that the RACC makes recommendations to the Redevelopment Authority (comprising the Board of Supervisors). He also explained that the per the Staff Report and supporting materials, all of which are incorporated into the record, the Committee will make the “recommendations for the authorization of expenditures in this fiscal year, the budget for next year, and the budget planning for years beyond that.” Mr. Plemel clarified that the Administrative Fund covered partial salaries, utilities, office supplies, and other administrative expenses. He also noted that the Revolving Fund is for the annually budgeted items by the Redevelopment Authority, and the remaining balance is for undesignated expenditures recommended by RACC; however, two-thirds of the Board must vote for expenditures in order for them to be approved.

(5:46:16) – Mr. Plemel reviewed the Capital Improvement Projects (CIPs) for funding in FY 2021, the Redevelopment Authority Budget Projection for FY 2021 - FY 2025, and facilitated discussion on the proposed FY 2022 Redevelopment Discretionary Funds Budget Allocations and Projections. He also noted that several stakeholders were participating remotely and would speak as necessary.

(5:50:27) – Deputy Public Works Director Dan Stucky presented the two budget options to replace existing holiday decorations along Carson Street (extending to Stewart Street) and responded to clarifying questions by the members. Vice Chair Hannaman recommended using the current Carson Street decorations on Curry Street. Discussion ensued regarding several options and associated costs of replacement holiday decorations and the repurposing of the existing ones. Mr. Stucky reminded the Committee that Staff may take advantage of additional cost savings until March due to a post-holiday sale. He also discussed the bicycle racks and noted that the corrected price per rack was \$600. Vice Chair Hannaman recommended private sector sponsorship for the bicycle racks and Donna Inversin of Muscle Powered noted that their Board lacked the funds to purchase any; however, she offered to escalate the

request. She also stated that the Carson City Library was in need of bicycle racks. Member Schuette wished to see Staff explore community sponsorship of single bicycle racks.

(6:21:29) – Mr. Plemel recommended entering the design phase for the V&T Round House arch as the City had sandstone blocks from one of the arches of the former V&T Railroad maintenance building. He believed the project will generate a lot of interest. The Committee agreed to keep the design phase in the FY 2021 business. Ms. Inversin provided background on the Historic V&T Trail and noted that the expenditure was for signs installed along streets and pedestrian/bike paths designated by the Regional Transportation Commission as the Historic Virginia & Truckee Trail so that the markers would promote visitors to the Redevelopment Areas. She stated that this was a multi-county project. Carson City Transportation Planner/Analyst Kelly Norman noted that the request was for directional signage.

(6:33:26) – Mr. Plemel and Mr. Stucky also reviewed the remainder of the projects outlined in the Staff Memorandum and incorporated into the record. Parks and Recreation Director Jennifer Budge and Parks Project Manager Nick Wentworth presented an update to the Fuji Park Master Plan and the construction of the grandstands. They also responded to clarifying questions. Mr. Plemel addressed the McFadden Plaza shade structure and highlighted the public comments they had received regarding the need for that. Mr. Plemel reiterated his request to have two motions, one for this year's expenditures and another for next year's budget. He also clarified that the revised amount for the holiday decorations would be \$95,000. Vice Chair Hannaman recommended keeping the holiday decorations budget as is (and returning the unspent funds) and noted that the Committee had agreed to the \$5,000 expenditure for bicycle racks. Mr. Plemel also clarified for Member Schuette that the recommendation for the second motion would include reserving \$200,000 for next year's Fuji Park expenditures, and \$86,750 for the McFadden Plaza shade structure. Chairperson Cardinal suggested changing the line item of "Fuji Park grandstand" to "Fuji Park improvements." Mr. Yu clarified that since the Governor's emergency declaration, the Public Comments have been limited to the beginning and end of each meeting. He also noted that the virtual participants were stakeholders, not members of the general public. Chairperson Cardinal entertained a motion.

**(7:28:02) – Vice Chair Hannaman moved to recommend to the Redevelopment Authority the authorization of the following expenditures for FY 2021: 95,000 for Carson Street holiday decorations; \$5,000 for bike racks; \$20,000 for V&T Roundhouse arch conceptual plans; and \$1,573 for historic V&T pedestrian and bike path signage. The motion was seconded by Member Fant.**

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

(7:29:01) – Chairperson Cardinal entertained a second motion.

**(7:29:06) – Member Schuette moved to recommend to the Redevelopment Authority approval of the 5-year tentative budget allocations for inclusion in the FY 2022 Redevelopment budget with two modifications: to reserve \$200,000 towards Fuji Park Improvements and to allocate \$86,750 for the McFadden Plaza shade structure. The motion was seconded by Member Fant.**

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

## 5. DISCUSSION ONLY:

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

(7:30:15) – Chairperson Cardinal introduced the item. Mr. Plemel thanked the Committee for their time and announced that the next regular meeting was scheduled for May 3, 2021.

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

(7:30:35) – Mr. Plemel stated that the Committee will discuss the recommendations of next year's budget expenditures to the Board of Supervisors.

### c. RACC MEMBER REPORTS AND COMMENTS.

(7:32:01) – Chair Cardinal inquired about ranking the projects and Mr. Plemel agreed that should be done. Vice Chair Hannaman complimented the look of the new Robert “Bob” Crowell Boardroom.

## 6. PUBLIC COMMENTS

(7:33:45) – Chairperson Cardinal entertained final public comments; however, none were forthcoming.

## 7. FOR POSSIBLE ACTION: ADJOURNMENT.

**(7:34:03) – Chairperson Cardinal adjourned the meeting at 7:34 p.m.**

The Minutes of the February 1, 2021 Carson City Redevelopment Authority Citizens Committee are so approved this 3<sup>rd</sup> day of May, 2021.