

**DRAFT MINUTES**  
**Regular Meeting**  
**Carson City Redevelopment Authority Citizens Committee (RACC)**  
**Monday, May 3, 2021 ● 5:30 PM**  
**Community Center Robert "Bob" Crowell Boardroom**  
**851 East William Street, Carson City, Nevada**

**Commission Members**

<b>Chair – Court Cardinal</b>	<b>Vice Chair – Ronni Hannaman</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  
Hope Sullivan, Planning Manager  
Mihaela Neagos, Deputy 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**

(5:30:54) – Chairperson Cardinal 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 Court Cardinal	Present	
Vice Chair Ronni Hannaman	Present	
Member Katie Bawden	Present	
Member Angela Bullentini-Wolf	Present (via WebEx)	
Member Holly "Andi" Fant	Present	
Member Gina Lopez	Present	
Member Lisa Schuette	Present	

**2. PUBLIC COMMENTS**

(5:32:18) – Chairperson Cardinal entertained public comments. Mr. Plemel introduced Deputy District Attorney Mihaela Neagos and Planning Manager Hope Sullivan. He also announced his retirement, adding that Ms. Sullivan would be appointed Community Development Director moving forward. Chairperson Cardinal congratulated Mr. Plemel on his retirement and welcomed Ms. Sullivan in her new role.

**3. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – FEBRUARY 1, 2021**

(5:33:04) – Chairperson Cardinal introduced the item and entertained corrections, changes, and/or a motion. Member Schuette noted that the meeting location in the header should read the Robert “Bob” Crowell Boardroom. Chairperson Cardinal entertained a motion.

**(5:34:45) – Member Bawden moved to approve the February 1, 2021 RACC meeting minutes as amended. The motion was seconded by Vice Chair Hannaman.**

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

**4. MEETING ITEMS:**

**4.A RDA-2021-0133 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE EXPENDITURE OF UP TO \$7,049 FROM THE REDEVELOPMENT REVOLVING FUND FOR FAÇADE IMPROVEMENTS REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE PAGE 2 FEBRUARY 1, 2021 TO THE BUILDING LOCATED AT 511 W. KING STREET, KNOWN AS THE BREWERY ARTS CENTER PERFORMANCE HALL, WITHIN REDEVELOPMENT AREA NO. 1.**

(5:35:24) – Chairperson Cardinal introduced the item and entertained disclosures. Member Lopez read into the record a prepared disclosure statement, advised of a disqualifying conflict of interest, and stated that she would not participate in discussion and action.

(5:36:50) – Mr. Plemel presented the Staff Report and the accompanying Façade Improvement Grant Request Form, both of which are incorporated into the record. He also introduced applicant and Brewery Arts Center Director of Operations Michael Wiencek and entertained questions.

(5:39:05) – Mr. Wiencek informed Member Bawden that the paint and the window would match the existing façade. He also informed Chairperson Cardinal that the painting cost was \$7,048. Member Schuette was pleased with the window replacement as it would make it more energy efficient. There were no other questions; therefore, Chairperson Cardinal entertained a motion.

**(5:41:51) – Vice Chair Hannaman moved approve the expenditure of \$7,049 for façade improvements subject to the Conditions of Approval in the Staff Report. The motion was seconded by Member Schuette.**

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

**4.B RDA-2021-0108 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RECOMMENDATION TO THE REDEVELOPMENT AUTHORITY REGARDING THE EXPENDITURE OF UP TO \$1,492,926 FROM THE FISCAL YEAR (“FY”) 2022 REDEVELOPMENT REVOLVING FUND TO SUPPORT VARIOUS EVENTS, INCENTIVES AND CAPITAL IMPROVEMENT PROJECTS AS INCLUDED IN THE FY 2022 REDEVELOPMENT BUDGET AND CAPITAL IMPROVEMENT PROGRAM.**

(5:42:36) – Chairperson Cardinal introduced the item. Mr. Plemel provided background for the new members. He also introduced the agenda materials including a PowerPoint presentation titled *Carson City Redevelopment Authority FY 2022 Tentative Budget & Capital Improvement Program*, and the supplemental late material consisting of the tentative budget detail sheets for the Redevelopment Administrative Fund (6027505) and Redevelopment Revolving Fund (6037510), all of which are incorporated into the record. Mr. Plemel responded to clarifying questions by the members and noted that the budget was “consistent with the [RACC’s] action and recommendations before, with the only adjustment being the McFadden Plaza [shade structure] funds that were put into the sidewalk improvement fund for the time being.”

(5:49:16) – Member Lopez inquired about the 2020 cancelled events and was informed that the Arts and Culture Event Funds were rolled forward to the Cultural Commission. He also clarified that some of the funds, such as the fireworks one, were not included in the undesignated funds, but “do roll forward to the next year.” Chairperson Cardinal entertained additional questions and when none were forthcoming, a motion.

**(5:53:15) – Member Schuette moved to recommend to the Redevelopment Authority approval of the expenditure of up to \$1,492,926 for the proposed projects and incentives in FY 2022. The motion was seconded by Member Bawden.**

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

**5. DISCUSSION ONLY:**

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

(5:54:03) – Chairperson Cardinal introduced the item. Mr. Plemel thanked the Committee for working with him over the years, and stressed the importance of its recommendations to the Board of Supervisors. Chairperson Cardinal thanked Mr. Plemel for making it easier to understand the “muddy” RACC issues and for providing clear explanations. Vice Chair Hannaman agreed with the Chair’s comments and invited Ms. Sullivan to introduce herself. Ms. Sullivan provided a brief biography and highlighted her public and private sector experiences.

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

None.

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

(5:57:50) – Chair Cardinal entertained RACC member comments and Vice Chair Hannaman announced that many post-COVID events were already being planned. She also encouraged everyone to get vaccinated and to wear a mask.

**6. PUBLIC COMMENTS**

(5:58:16) – Chairperson Cardinal entertained final public comments; however, none were forthcoming.

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

**(5:58:40) – Chairperson Cardinal adjourned the meeting at 5:58 p.m.**

The Minutes of the May 3, 2021 Carson City Redevelopment Authority Citizens Committee are so approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.