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Hearing Impaired: 711

Staff Report To: Redevelopment Authority Citizens Committee

Item 4.B

Meeting Date: February 7, 2022

Staff Contact: Hope Sullivan, Community Development Director (hsullivan@carson.org, (775) 283-7922)

Agenda Title: For Possible Action: Discussion and possible action regarding the Fiscal Year ("FY") 2022 and FY 2023 Redevelopment discretionary funds tentative budget allocations and estimation of allocations for the following four years as recommendations to the Redevelopment Authority to implement Redevelopment objectives.

Staff Summary: The Redevelopment Authority Citizens Committee ("RACC") annually makes recommendations to the Redevelopment Authority regarding the allocation of undesignated Redevelopment funds and certain discretionary program funds. RACC may recommend funding for certain projects and programs for this FY 2022 and subsequent years. The recommendations will be used by the Redevelopment Authority to consider budget allocations for the FY 2023, as well as to tentatively reserve funds for specific projects or programs in future years.

Proposed Motions:

- 1) I move to recommend to the Redevelopment Authority approval of an additional expenditure in the amount of \$21,000 in Fiscal Year 2022 to replace bleachers at the aquatic center.
- 2) I move to recommend to the Redevelopment Authority approval of the 5-year tentative budget allocations for inclusion in the Fiscal Year 2023 Redevelopment budget.

DISCUSSION:

The purpose of this item is for RACC to make its annual recommendations to the Redevelopment Authority regarding certain discretionary funds for consideration in the FY 2023 Redevelopment budget and subsequent years. RACC may also make recommendations regarding expenditures of available undesignated FY 2022 Redevelopment funds. The tentative budget allocations for FY 2023 and future years are intended to help plan future budgeting for the proposed projects and programs, but do not constitute final approval of expenditures for specific projects or programs. The implementation of specific projects or programs within those FYs would have to come back to RACC and/or the Redevelopment Authority, according to the appropriate approval process, for the final approval of expenditures.

With budget augmentations and amendments made by the Redevelopment Authority at its meeting of January 20, 2022, in the current FY there is a balance of **944,813 dollars** in the undesignated project budget. For the upcoming FYs, the undesignated project budget is anticipated to be as follows:

Anticipated Undesignated Funds

FY 2023	\$1,843,716
FY 2024	\$1,947,628
FY 2025	\$2,056,361
FY 2026	\$2,170,138

Attachment 1 shows the updated complete 5-year Redevelopment budget projections.

Attachment 2 shows the tentative discretionary funds budget allocations with adjustments and new projects as discussed further in this staff report. In particular, RACC should consider recommendations regarding proposed funding for the “additional projects” identified in the lower portion of the table. RACC may make recommendations to modify the proposed allocations. Note that the proposed allocation spreadsheet includes fully funding the projects as requested, which would result in \$923,813 of available Undesignated funds in FY 2022 which will be rolled forward into FY 2023 for a total of \$1,202,529 in available Undesignated funds in FY 2023.

BACKGROUND

Nevada Revised Statutes (“NRS”) Chapter 279 provides for the Redevelopment of Communities. Consistent with NRS, the City has two redevelopment areas.

Carson City Redevelopment Project No. 1 was adopted in January 1986 and will expire in January 2031. Redevelopment Project No. 1 is generally in the downtown area and has the following objectives:

Section 300 REDEVELOPMENT OBJECTIVES

The principal objectives of the City and of this Plan is to improve the 488-acre Redevelopment Project Area economically; physically and aesthetically--making the Area more attractive for private sector development and redevelopment and to protect the substantial public investment in State and City facilities. Further objectives are to correct deficiencies in the Area's aging infrastructure, repair and modify the present street system, provide amenities for the use and enjoyment of the people of Carson City and the many visitors who travel to this capital city annually for business and recreation reasons. The following more specifically describe the intent, purpose and objectives of this Redevelopment Plan:

301. Strengthen the local economy by attracting new and expanded private investments in the Area, create new employment opportunities, increase the City's tax base, and expand public revenue to be used to improve the quality of life for the people of Carson City;

302. Repair, construct, install, or replace new publicly owned utility systems such as water, storm drains and sanitary sewers where existing systems are nonexistent, inadequate, undersized or substandard.

303. Improve the street, highway, bicycle and pedestrian circulation system to assure safe, convenient and aesthetically pleasing access to and throughout the Area;

304. Develop a physical linkage and an appropriate transportation mode among the Virginia and Truckee (V & T) Roundhouse, the Downtown and the Railroad Museum;

305. Promote the restoration of the V & T Roundhouse;

306. *Develop a common theme in the housing, business and government sectors of the Redevelopment Area, to unify the mixture of residential, office, retail, lodging, gaming and government facilities by understanding, respecting and utilizing the City's rich historic past and its role as Capitol of the State of Nevada;*
307. *Establish a unifying tree planting program throughout the Redevelopment Area.*
308. *Develop appropriately designed street lighting, street signage and street furniture systems with a full understanding of the diversity and special character of the several functional and historic use areas within the Project Area;*
309. *Provide informational and directional kiosks in convenient pedestrian locations to allow visitors an opportunity to become familiar with the locations of the City's historic, business, cultural, gaming, recreational and other places of interest;*
310. *Develop additional, conveniently located parking facilities--including parking structures where appropriate--together with pleasant, auto-free, pedestrian ways linking business, government and places of historic interest;*
311. *Improve the appearance of commercial areas through street beautification programs, building rehabilitation and improved development requirements in the areas of sign controls and landscaping;*
312. *Encourage more intensive landscaping on Downtown properties and parking lots;*
313. *Encourage and assist in providing "people-oriented areas" in the Downtown for daytime and evening special events and promotional activity;*
314. *Underground present overhead utility systems where feasible and encourage the serving utility companies to assist in the costs thereof;*
315. *Integrate and protect older existing structures having historic value, with new development;*
316. *Cooperate and support officially recognized Historic Preservation and Architectural Review groups in their undertaking of the design for the restoration and rehabilitation of historically designated structures and places;*
317. *Provide informational plaques for on-site display in conjunction with recognized historic structures and places;*
318. *Accommodate planned population growth in ways which will not damage the social, economic and environmental wellbeing of Carson City;*
319. *Continue and enhance a land use pattern which creates vitality through diversity in activities and the age of improvements;*
320. *Establish the highest possible level of recreational opportunity for the residents and visitors of all age levels;*

1. *Assistance with site acquisition: The Redevelopment Authority, by assisting with site acquisition for auto dealers, has the ability to influence the economics related to the expansion or retention of auto sales on South Carson Street. The use of financing tools and public/private partnerships will allow the Redevelopment Authority to work with existing auto dealers to obtain commitments to remain doing business and to expand their operations on South Carson Street.*
2. *Relocation assistance: The Redevelopment Authority has the capability to assist auto dealers to relocate from other parts of the region to South Carson Street. For example, auto sales operations currently located on North Carson Street could benefit from clustering with the dealers on South Carson Street to produce the synergy of an auto row.*
3. *Expansion in number of franchises: For example, Carson City lacks the following franchises: Volkswagen, BMW, Mitsubishi, Acura, and Mercedes. The Redevelopment Authority could provide inducements for auto dealers to increase the number of franchises offered on South Carson Street.*
4. *Armory Site: Currently, the State of Nevada owns the site of the former Nevada National Guard. With the concurrence of the State, the Redevelopment Authority could work with the State of Nevada to maximize private development potential on this site through the means authorized by this Plan.*
5. *Improvements in traffic circulation, landscaping and streetscape: South Carson Street is currently a major state highway making access difficult. Also, it has limited landscaping and attractive visual amenities. The anticipated completion of the freeway from Fairview Drive to South Carson Street will significantly reduce traffic and leave South Carson Street in City control, with the need to transition the street back from a state highway to a local arterial street serving the properties along it. The Redevelopment Authority has the ability to invest in infrastructure, traffic improvements, landscaping, maintenance and other public enhancements to improve traffic circulation and the appearance of South Carson Street. This strategy includes forming a business improvement district to address maintenance needs in the area.*
6. *Marketing assistance: A strong marketing program has the potential of contributing to the success of auto sales operations on South Carson Street. The Redevelopment Authority can assist auto dealers with marketing efforts to enhance Carson City as an auto purchase destination for the region. This assistance could include helping to establish a strong and active Dealer Group to conduct destination advertising and other marketing efforts such as special events. It could also include assistance with signs and other design features to create identity for South Carson Street as an auto purchase destination for the region.*
7. *Re-use of existing sites if a regional auto mall proceeds: If a regional auto mall is developed in Carson City, the Redevelopment Authority could assist dealers to obtain productive and financially viable re-use of their existing sites on South Carson Street.*

8. *Re-use of vacant retail buildings: Since the Plan was adopted in 2004, numerous businesses have been affected by the economy, resulting in a high commercial vacancy rate. Additionally, the vacant former K-Mart building on North Carson Street has been added to the plan to address the vacancies and deterioration of the property and other properties in the vicinity. The Redevelopment Authority could assist with various types of incentives, including economic studies, to encourage new, viable uses for these buildings.*

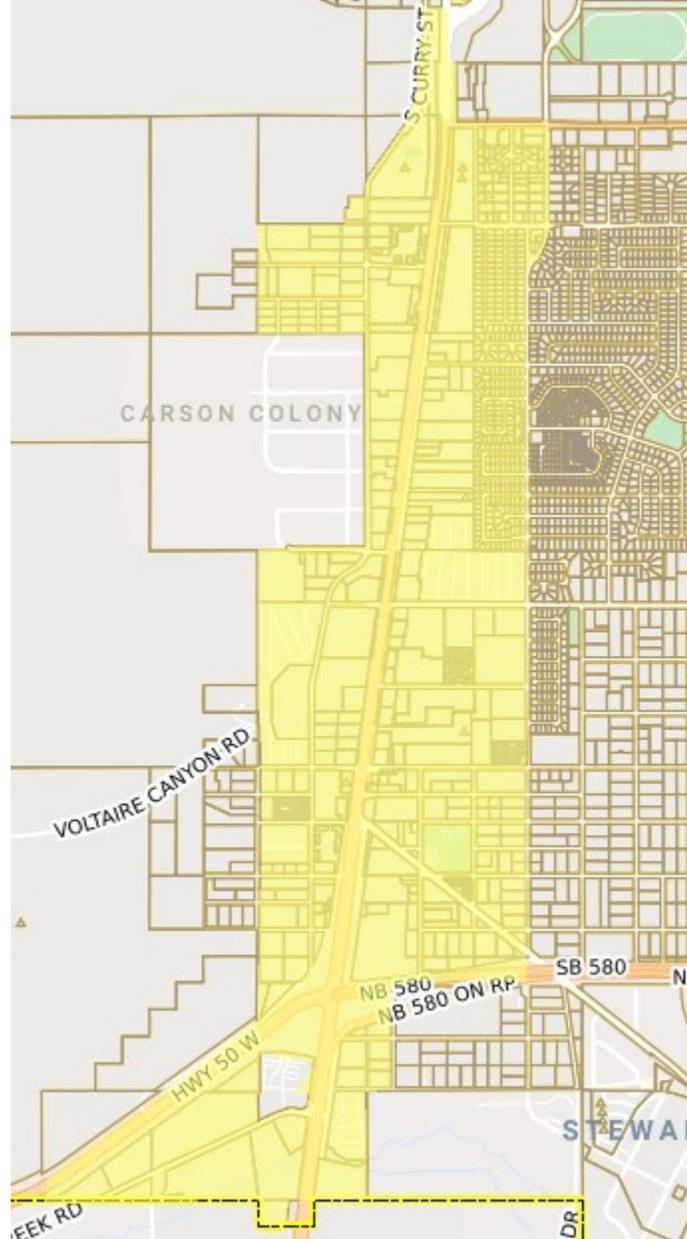
9. *Utility Extensions: While the Plan Project Area is largely served by existing public infrastructure, there are some properties to which utilities such as water and sewer lines do not currently reach. The Redevelopment Authority could assist in constructing necessary utility lines to serve new development on commercial properties within the Plan Project Area upon submittal of a plan for a project that would benefit the Redevelopment District.*

10. *NDOT right-of-way: The Nevada Department of Transportation owns significant right-of-way along Carson Street. In some cases, NDOT owns up to 70 feet of property behind existing street improvements. This significantly limits adjacent property owners' ability to use this property for economic development purposes. The Redevelopment Authority can assist property owners in working with NDOT to dispose of these excess rights-of-way or provide financial assistance to help to lease or purchase these rights-of-way from NDOT to the extent the law and NDOT may authorize.*

KMART SITE IN REDEVELOPMENT AREA 2



REDEVELOPMENT AREA 2



DISCUSSION REGARDING CAPITAL IMPROVEMENT REQUESTS:

The following projects are provided for RACC's consideration for funding and expenditures in current FY 2022 as well as the upcoming four years. Refer to the attached Capital Improvement Funding Request applications for more information on these projects.

Aquatic Facility Bleacher Replacement (FY 2022)

Total Budget: \$21,000

Requested Funding: \$21,000

Project Description: These funds are proposed to be utilized to replace failed and failing aluminum bleachers at the Carson Aquatic Facility.

Musser Street Rapid Rectangular Flashing Beacon (RRFB) (FY 2023)

Total Budget: \$40,000

Requested Funding: \$40,000

Project Description: These funds are proposed to be utilized to install a RRFB at an existing mid-block crosswalk and associated pedestrian ramp for ADA compliance on Musser Street between Carson Street and Stewart Street.

South Carson Street Landscape (FY 2023)

Total Budget: \$35,000

Requested Funding: \$35,000

Project Description: These funds are proposed to be utilized to install rock mulch/riprap in areas along the western side of South Carson Street to address erosion control, reduce long-term maintenance, enhance the aesthetics of the corridor, and make the landscaping consistent throughout the project limits. These areas were left out of the South Carson Complete Street Project due to budget constraints.

Annual Sidewalk and ADA Improvements (FY 2023, FY 2024, FY 2025, FY 2026, FY 2027)

Total Budget: \$5,000,000

Requested Funding: \$1,000,000 (\$200,000 per year)

Project Description: These funds are proposed for the design and construction of sidewalk and ADA improvements throughout the redevelopment areas. The availability of this funding will also allow the Public Works Department to leverage federal money for these improvements as the redevelopment funding will serve as a required local funding.

West Appion Way Stormwater Improvement Plan (FY2023)

Total Budget: \$500,000

Requested Funding: \$500,000

Project Description: These funds are proposed to be utilized to install an inlet and a 48-inch stormwater pipe to capture and convey the 10-year, 24-hour storm to address water accumulation at the intersection of West Appion Way and Cochise Street.

ADA Improvements to the Bob Boldrick Theater and Lobby (FY 2023)

Total Budget: \$1,143,000

Requested Funding: \$170,000

Project Description: These funds are proposed to be utilized to improve upper and lower ADA seating in the theater. If funding permits, open assist would be added to the lobby doors.

Mills Park Concrete Walkway Replacement (FY 2023)

Total Budget: \$75,000

Requested Funding: \$75,000

Project Description: These funds are proposed to be utilized to remove heavily cracked and/or damaged concrete walkways, remove obstacles, and frame and repour new concrete walkways.

East William Complete Streets Project (FY 2023)

Total Budget: \$17,444,491

Requested Funding: \$385,000

Project Description: These funds are proposed to be utilized to partially fund the engineering design and construction of the subject project.

Stewart Street Streetscape and Sidewalk Improvements (FY 2023, FY 2024, FY 2025)

Total Budget: \$750,000

Requested Funding: \$750,000 (FY 2023: \$50,000; FY 2024: \$100,000; FY 2025: \$600,000)

Project Description: The FY 2023 funds are proposed to be utilized to prepare an existing condition assessment and development of a conceptual plan and cost estimates of streetscape and sidewalk improvements for the Stewart Street corridor. FY 2024 funds would be utilized for engineering design and FY 2025 funds would be utilized for construction.

JAC Downtown Transit Center (FY 2023, FY 2024)

Total Budget: \$3,500,000

Requested Funding: \$350,000 (FY 2023: \$100,000; FY 2024: 250,000)

Project Description: The FY 2023 funds are proposed to be utilized to partially fund the design of the transit transfer center to better serve existing passengers as well as to accommodate future transit service growth. The FY 2024 funds would partially fund the construction of the transit transfer center expansion.

Appion Way Intersection Improvements (FY 2024)

Total Budget: \$1,300,000

Requested Funding: \$500,000

Project Description: These funds are proposed to be utilized to partially fund the construction of the traffic signal and associated improvements at the intersection of South Carson Street and Appion Way.

Roop Street Improvements (FY 2025)

Total Budget: \$1,800,000

Requested Funding: \$500,000

Project Description: These funds are proposed to be utilized to partially fund the rehabilitation of pavement, installation of sidewalk, the addition of bicycle lanes and upgrading pedestrian ramps for ADA compliance on Roop Street between Musser Street and Washington Street.

North Carson Complete Streets Project (FY 2025 and FY 2026)

Total Budget: \$17,273,184

Requested Funding: \$600,000

Project Description: These funds are proposed to be utilized to partially fund the design and construction of the North Carson Complete Streets Project. About 5 to 10 percent of the project is in a redevelopment area. This will also allow for the leveraging of federal money that requires a local match.

Enhanced Crosswalk Safety Improvements (FY 2026)

Total Budget: \$150,000

Requested Funding: \$50,000

Project Description: These funds are proposed to be utilized to install enhanced crosswalk features and associated pedestrian ramp upgrades for ADA compliance in locations to be determined across the redevelopment areas.

Stewart Street Extension (FY 2026 and FY 2027)

Total Budget: \$1,425,907

Requested Funding: \$600,000

Project Description: These funds are proposed to be utilized to partially fund the design and construction of the western extension of South Stewart Street from the Carson Street

roundabout to South Curry Street. This will also allow for the leveraging of federal money that requires a local match.

South Curry Street Circulation and Safety Improvement Project (FY 2026 AND FY 2027)

Total Budget: \$3,188,004

Requested Funding: \$600,000

Project Description: These funds are proposed to be utilized to partially fund the design and construction of the portion of South Curry Street between Rhodes Street and Fifth Street so as to rehabilitate pavement and construction on-street bike lanes. FY 2026 funds would partially fund design and FY 2027 funds would partially fund construction.

OTHER PROJECT UPDATES:

FARMER'S MARKET

The Farmer's Market has annually received \$15,000 from the revolving fund, while also receiving funding through the Professional Services line item. Included in the Professional Services line item is a \$5000 contract with Smart Marketing Squad to market the Farmer's Market, as well as an additional \$5000 of funding for supplemental marketing of the Farmer's Market. To promote transparency, staff recommends that the entire \$25,000 be designated under the Farmer's Market line item.

V & T Arch

Consistent with RACC's recommendation, the Board of Supervisors and the Redevelopment Authority allocated \$265,000 for the installation of the V & T Arch at Mills Park. Public Works has advised Redevelopment staff that additional funding will be needed to implement the plan, but it does not know how much. Based on this, it is anticipated that RACC will be seeing a budget amendment request for this project either later this FY or next FY.

Conclusion:

RACC may recommend the budget expenditures for FY 2022 and the proposed budget allocations for FY 2023 as proposed in this staff report or make other recommendations or modifications regarding Redevelopment budget expenditures.

Currently, the general policy of RACC and the Redevelopment Authority is to use discretionary Redevelopment funds for infrastructure projects that benefit the general public and provide support to existing property owners, businesses and events rather than providing incentives directly to individual property owners, businesses or events. RACC may discuss whether this continues to be general policy and what projects or programs may be important for expenditures in the future.

Attachments:

1. 5-year budget projection from Finance (updated Jan. 27, 2022)
2. Proposed Redevelopment Discretionary Funds Budget Allocations
3. FY 2022 CIP application – Aquatic Facility Bleacher Replacement
4. FY 2023 CIP application – Musser Street Rapid Rectangular Flashing Beacon (RRFB)
5. FY 2023 CIP application – South Carson Street Landscape
6. FY 2023, 2024, 2025, 2026 & 2027 CIP application – Annual Sidewalk and ADA Improvements
7. FY 2023 CIP application – West Appion Way Stormwater Improvement Plan

8. FY 2023 CIP application – ADA Improvements to the Bob Boldrick Theater and Lobby
9. FY 2023 CIP application – Mills Park Concrete Walkway Replacement
10. FY 2023 CIP application – East William Street Complete Streets Project
11. FY 2023, 2024, 2025 CIP application – Stewart Street Streetscape and Sidewalk Improvements
12. FY 2023 & 2024 CIP application – JAC Downtown Transit Center
13. FY 2024 CIP application – Appion Way Intersection Improvements
14. FY 2025 CIP application – Roop Street Improvements
15. FY 2025 & 2026 CIP application – N. Carson Complete Streets Project
16. FY 2026 CIP application – Enhanced Crosswalk Safety Improvements
17. FY 2026 & 2027 CIP application – Stewart Street Extension
18. FY 2026 & 27 CIP application – South Curry Street Circulation and Safety Improvement Project