

MINUTES
Regular Meeting
Carson City Redevelopment Authority Citizens Committee (RACC)
Monday, February 7, 2022 ● 5:30 PM
Community Center Robert “Bob” Crowell Boardroom
851 East William Street, Carson City, Nevada

Commission Members

Chair – Court Cardinal	Vice Chair – Ronni Hannaman
Member – Richard Bragiel	Member – Holly "Andi" Fant
Member – Nicole Kastens	Member – Gina Lopez
Member – Lisa Schuette	

Staff

Hope Sullivan, Planning Manager
Dan 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.

The approved minutes of this meeting and of all other meetings are available on www.Carson.org/minutes.

1. ROLL CALL AND DETERMINATION OF QUORUM

(5:33:12) – Vice Chairperson Hannaman called the meeting to order at 5:33 p.m. Roll was called and a quorum was present.

Attendee Name	Status	Arrived
Chairperson Court Cardinal	Absent	
Vice Chair Ronni Hannaman	Present	
Member Richard Bragiel	Absent	
Member Holly "Andi" Fant	Present	
Member Nicole Kastens	Present	Via Telephone
Member Gina Lopez	Present	
Member Lisa Schuette	Present	

2. PUBLIC COMMENTS

(5:33:45) – Vice Chairperson Hannaman entertained public comments. Nevada Rural Counties Retired and Senior Volunteer Program (RSVP) Chief Executive Officer Molly Walt provided historical data on community and City funding of the July 4th fireworks show and responded to clarifying questions.

(5:41:13) – Breana Coons, Carson City Farmers Market Manager, updated the Committee on the Farmers Market funding and presented her request of \$24,000, with the hope of reducing the amount over the years.

She called it a community hub as it provided support with coupons to seniors, Supplemental Nutrition Assistance Program (SNAP), and Supplemental Nutrition Program for Women, Infants, and Children (WIC) recipients. Vice Chair Hannaman clarified for Member Schuette that RACC had funded \$15,000 of the Farmers Market request; however, an additional \$10,000 had been given by the City “from somewhere in the budget that was never approved.” Mr. Yu recommended having the detailed discussions during each agenda items and not during public comment.

3. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – OCTOBER 4, 2021

(5:47:00) – Vice Chairperson Hannaman introduced the item and entertained changes, and/or a motion.

(5:47:20) – Member Schuette moved to approve the October 4, 2021 RACC meeting minutes as presented. The motion was seconded by Member Lopez.

RESULT:	APPROVED (5-0-0)
MOVER:	Schuette
SECONDER:	Lopez
AYES:	Hannaman, Fant, Kastens, Lopez, Schuette
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Cardinal, Bragiel

4. MEETING ITEMS:

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

(5:47:49) – Vice Chairperson Hannaman introduced the item. Ms. Sullivan referenced the RACC bylaws and stated that the terms for Chair and Vice Chair were for one year, and that neither could serve for more than two consecutive years. She clarified that both current Chair Cardinal and current Vice Chair Hannaman had only served for one year. Vice Chair Hannaman entertained nominations.

(5:49:38) – Member Schuette moved to nominate Vice Chair Hannaman to the position of Chair. The motion was seconded by Member Lopez. There were no other nominations.

RESULT:	APPROVED (5-0-0)
MOVER:	Schuette
SECONDER:	Lopez
AYES:	Hannaman, Fant, Kastens, Lopez, Schuette
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Cardinal, Bragiel

(5:50:14) – Chairperson Hannaman entertained nominations for the position of Vice Chair. Ms. Sullivan stated that she had communicated with former Chair Cardinal who had indicated his willingness to serve as Vice Chair.

(5:50:57) – Member Schuette nominated former Chair Cardinal to the position of Vice Chair. The motion was seconded by Member Fant.

RESULT:	APPROVED (5-0-0)
MOVER:	Schuette
SECONDER:	Fant
AYES:	Hannaman, Fant, Kastens, Lopez, Schuette
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Cardinal, Bragiel

(5:51:56) – At chairperson Hannaman’s request, newly-appointed Member Kastens provide a brief background and noted she was a realtor in Carson City.

4.B RDA-2021-0001 - 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.

(5:52:33) – Chairperson Hannaman introduced the item. Ms. Sullivan gave background and presented the agenda materials, incorporated into the record, including late material. She also thanked City Engineer Randy Rice for the updated sidewalk improvement exhibit, incorporated into the Staff Report. Ms. Sullivan indicated that the Aquatic Center bleacher funding request would now be under the FY 2023 budget. She also anticipated a balance of \$944,000 in the current fiscal year’s undesignated budget, based on the January 20, 2022 Redevelopment Authority meeting budget augmentation discussion. Additionally, Ms. Sullivan provided background on the two Redevelopment Areas, and referenced the maps and objectives, which are incorporated in the Staff Report. She also informed the Committee that currently, the general policy of the RACC and the Redevelopment Authority has been to use discretionary Redevelopment funds for infrastructure projects that benefit the general public rather than providing incentives directly to individual property owners. She stated; however, that the RACC may discuss whether this should continue to be general policy and provide recommendations to the Board of Supervisors. Ms. Sullivan acknowledged the presence of Staff from several City departments who would respond to questions.

(5:50:20) – Ms. Sullivan explained that the Farmers Market had received \$15,000 annually from the revolving fund; however, it had also received \$5,000 through the Professional Services budget line item, as well as an additional \$5000 of funding for supplemental marketing of the Farmers’ Market. She believed that to promote transparency, staff was recommending that the entire \$25,000 be designated under the Farmer’s Market line item, although the current request was for \$24,000.

(6:01:46) – Chair Hannaman provided background and highlighted some of the Redevelopment District objectives, calling some of them antiquated (since 1986), as they were directed to private businesses and not to infrastructure. She believed “it’s time to reassess what should be done.”

(6:06:00) – Ms. Sullivan recommended reviewing the list of projects, incorporated into the Staff Report. Parks Operations Superintendent Dave Navarro introduced himself and offered to respond to member questions regarding the Aquatic Facility Bleacher Replacement project; however, none were forthcoming. Chairperson Hannaman entertained a motion.

(6:07:33) – Member Fant moved to [recommend to the Redevelopment Authority] the funding of \$21,000 for the Aquatic Facility Bleacher Replacement projet. The motion was seconded by Member Lopez.

RESULT:	APPROVED (5-0-0)
MOVER:	Fant
SECONDER:	Lopez
AYES:	Hannaman, Fant, Kastens, Lopez, Schuette
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Cardinal, Bragiel

(6:08:11) – Ms. Sullivan introduced the Musser Street Rapid Rectangular Flashing Beacon (RRFB) project. Mr. Rice referenced the Staff Report and provided a description of the project and its location. Chairperson Hannaman entertained a motion.

(6:09:32) – Member Schuette moved to [recommend to the Redevelopment Authority] approval of \$40,000 for the Musser Street Rectangular Flashing Beacon project. The motion was seconded by Member Fant.

RESULT:	APPROVED (5-0-0)
MOVER:	Schuette
SECONDER:	Fant
AYES:	Hannaman, Fant, Kastens, Lopez, Schuette
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Cardinal, Bragiel

(6:09:51) – Ms. Sullivan introduced the South Carson Street Landscape project. Chairperson Hannaman entertained discussion and when none were forthcoming a motion.

(6:10:45) – Member Schuette moved to [recommend to the Redevelopment Authority approval of \$35,000] for the South Carson Street Landscape project. The motion was seconded by Member Lopez.

RESULT:	APPROVED (5-0-0)
MOVER:	Schuette
SECONDER:	Lopez
AYES:	Hannaman, Fant, Kastens, Lopez, Schuette
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Cardinal, Bragiel

(6:11:53) – Chairperson Hannaman introduced the Sidewalk ADA Improvements project. Ms. Sullivan clarified that the total request was for \$1,000,000, \$200,000 each for FY 2023, FY 2024, FY 2025, FY 2026, FY 2027. Mr. Rice noted that there is “always more to do than we can afford” and believed the \$200,000 per year could be used as a federal grant match. Chairperson Hannaman entertained a motion.

(6:17:34) – Member Fant moved to recommend to the Redevelopment Authority approval of \$1,000,000 for the Sidewalk ADA Improvements project. The motion was seconded by Member Schuette.

RESULT:	APPROVED (5-0-0)
MOVER:	Fant
SECONDER:	Schuette
AYES:	Hannaman, Fant, Kastens, Lopez, Schuette
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Cardinal, Bragiel

(6:18:02) – Chairperson Hannaman introduced the West Appion Way Stormwater Improvement plan for the total requested amount of \$500,000. Mr. Rice clarified for Member Fant that the project was on the City’s 20-year Capital Improvement Plan and that “we won’t be able to get to it for quite some time.” He also noted that this project ranked number nine on the Redevelopment Area 2 priority list as an area for utility extensions. He explained that the City adds to its agreements with new developments to contribute their pro-rata share. Ms. Sullivan noted that the new developments would not pay for existing issues in their development areas. She also noted that the project would support the increased pedestrian activity as a result of the new developments. Public Works Director Darren Schultz explained that the request was to build the stormwater “spine system,” adding that developers are not requested to contribute to that

part of a project. He also noted that the Stormwater Utility was “not funded to a level where we can do these projects all over town.” Chairperson Hannaman entertained a motion.

(6:26:40) – Member Schuette moved to recommend to the Redevelopment Authority approval of \$500,000 for the West Appion Way Stormwater Improvement Plan. Member Lopez seconded the motion.

RESULT:	APPROVED (5-0-0)
MOVER:	Schuette
SECONDER:	Lopez
AYES:	Hannaman, Fant, Kastens, Lopez, Schuette
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Cardinal, Bragiel

(6:27:14) – Chairperson Hannaman introduced the project titled ADA Improvements to the Bob Boldrick Theater and Lobby. Mr. Navarro explained that the assessment for this project had been done after the renovations project. Chair Hannaman entertained a motion.

(6:29:16) – Member Lopez moved to recommend to the Redevelopment Authority approval of \$170,000 for the ADA Improvements to the Bob Boldrick Theater and Lobby. The motion was seconded by Member Fant.

RESULT:	APPROVED (5-0-0)
MOVER:	Lopez
SECONDER:	Fant
AYES:	Hannaman, Fant, Kastens, Lopez, Schuette
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Cardinal, Bragiel

(6:29:50) – Chairperson Hannaman introduced the Mills Park Concrete Walkway Replacement project and entertained questions; however, none were forthcoming. She entertained a motion.

(6:28:48) – Member Schuette moved to recommend to the Redevelopment Authority approval of \$75,000 for the Mills Park Concrete Walkway Replacement project. The motion was seconded by Member Lopez.

RESULT:	APPROVED (5-0-0)
MOVER:	Schuette
SECONDER:	Lopez
AYES:	Hannaman, Fant, Kastens, Lopez, Schuette
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Cardinal, Bragiel

(6:31:42) – Chairperson Hannaman introduced the East William Complete Streets Project. There were no questions to Staff; therefore, Chair Hannaman entertained a motion.

(6:33:24) – Member Schuette moved to recommend to the Redevelopment Authority approval of \$385,000 for the East William Complete Streets project. The motion was seconded by Member Kastens.

RESULT:	APPROVED (5-0-0)
MOVER:	Schuette
SECONDER:	Kastens
AYES:	Hannaman, Fant, Kastens, Lopez, Schuette
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Cardinal, Bragiel

(6:34:12) – Chairperson Hannaman introduced the Stewart Street Streetscape and Sidewalk Improvements project. There were no questions to Staff; therefore, Chair Hannaman entertained a motion.

(6:35:20) – Member Fant moved to recommend to the Redevelopment Authority approval of \$750,000 (FY 2023: \$50,000; FY 2024: \$100,000; FY 2025: \$600,000) for the Stewart Street Streetscape and Sidewalk Improvements project. The motion was seconded by Member Lopez.

RESULT:	APPROVED (5-0-0)
MOVER:	Fant
SECONDER:	Lopez
AYES:	Hannaman, Fant, Kastens, Lopez, Schuette
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Cardinal, Bragiel

(6:36:03) – Chairperson Hannaman introduced the JAC Downtown Transit Center project and entertained questions; when none were forthcoming, she entertained a motion.

(6:37:06) – Member Fant moved to recommend to the Redevelopment Authority approval of \$350,000 (FY 2023: \$100,000; FY 2024: 250,000) for the JAC Downtown Transit Center project. The motion was seconded by Member Schuette.

RESULT:	APPROVED (5-0-0)
MOVER:	Fant
SECONDER:	Schuette
AYES:	Hannaman, Fant, Kastens, Lopez, Schuette
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Cardinal, Bragiel

(6:37:39) – Chairperson Hannaman introduced the Appion Way Intersection Improvements project and entertained questions; when none were forthcoming, she entertained a motion.

(6:39:08) – Member Schuette moved to recommend to the Redevelopment Authority approval of \$500,000 for the Appion Way Intersection Improvements. The motion was seconded by Member Fant.

RESULT:	APPROVED (5-0-0)
MOVER:	Schuette
SECONDER:	Fant
AYES:	Hannaman, Fant, Kastens, Lopez, Schuette
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Cardinal, Bragiel

(6:39:45) – Chairperson Hannaman introduced the Roop Street Improvements project. Mr. Rice explained that the project was different from the ADA improvement project discussed earlier. He noted that it would partially fund the rehabilitation of pavement, installation of sidewalk, the addition of bicycle lanes, and the upgrading of pedestrian ramps for ADA compliance on Roop Street between Musser and Washington Streets. Mr. Rice also indicated that should there be leftover funds, they would be moved to other areas. Chair Hannaman entertained a motion.

(6:42:54) – Member Lopez moved to recommend to the Redevelopment Authority approval of \$500,000 for the Roop Street Improvements project. The motion was seconded by Member Schuette.

RESULT:	APPROVED (3-2-0)
MOVER:	Lopez
SECONDER:	Schuette
AYES:	Kastens, Lopez, Schuette
NAYS:	Hannaman, Fant
ABSTENTIONS:	None
ABSENT:	Cardinal, Bragiel

(6:44:56) – Chairperson Hannaman introduced the North Carson Complete Streets project. Member Schuette inquired about the term “excessive right-of-way width” used in the application. Mr. Rice explained that “unnecessary public access” would better define the term, and clarified that the pavement would be reconstructed “to closely resemble what it is being used for” to save taxpayer funds and to limit speeding. He also clarified for Chair Hannaman that the Redevelopment Area was a small portion of the project; therefore, the requested amount was lower. Chair Hannaman entertained a motion.

(6:50:51) – Member Schuette moved to recommend to the Redevelopment Authority approval of \$600,000 for the North Carson Complete Streets project. The motion was seconded by Member Lopez.

RESULT:	APPROVED (4-1-0)
MOVER:	Schuette
SECONDER:	Lopez
AYES:	Fant, Kastens, Lopez, Schuette
NAYS:	Hannaman
ABSTENTIONS:	None
ABSENT:	Cardinal, Bragiel

(6:54:17) – Chairperson Hannaman introduced the Enhanced Crosswalk Safety Improvements and entertained comments. When none were forthcoming, she entertained a motion.

(6:54:52) – Member Kastens moved to recommend to the Redevelopment Authority approval of 50,000 for the Enhanced Crosswalk Safety Improvements project. The motion was seconded by Member Schuette.

RESULT:	APPROVED (5-0-0)
MOVER:	Kastens
SECONDER:	Schuette
AYES:	Hannaman, Fant, Kastens, Lopez, Schuette
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Cardinal, Bragiel

(6:55:23) – Chairperson Hannaman introduced the United States Forrest Service (USFS) Stewart Street Extension Project. Mr. Rice explained that the project would accommodate a planned fourth leg to the roundabout, which is proposed to extend South Stewart Street from South Carson Street to South Curry Street) through land owned by the USFS. Chairperson Hannaman entertained a motion.

(6:57:46) – Member Schuette moved to recommend to the Redevelopment Authority approval of \$600,000 for the United States Forrest Service (USFS) Stewart Street Extension Project. The motion was seconded by Member Kastens.

RESULT:	APPROVED (5-0-0)
MOVER:	Schuette
SECONDER:	Kastens
AYES:	Hannaman, Fant, Kastens, Lopez, Schuette
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Cardinal, Bragiel

(6:58:54) – Chairperson Hannaman introduced the South Curry Street Circulation and Safety Improvement Project. Mr. Rice explained that South Curry Street, between Rhodes Street and Fifth Street, would have pavement rehabilitation and construction of on-street bike lanes. He noted that the additions of sidewalks and bicycle lanes along this corridor, as part of this project, will help pedestrians and cyclists better travel along the corridor. Chairperson Hannaman entertained a motion.

(7:01:14) – Member Fant moved to recommend to the Redevelopment Authority approval of \$600,000 for the South Curry Street Circulation and Safety Improvement Project. The motion was seconded by Member Lopez.

RESULT:	APPROVED (5-0-0)
MOVER:	Fant
SECONDER:	Lopez
AYES:	Hannaman, Fant, Kastens, Lopez, Schuette
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Cardinal, Bragiel

(7:02:20) – Chairperson Hannaman introduced the Farmers Market item and Ms. Sullivan referenced the budget document titled *Proposed 5 Year Redevelopment Budget Proposal FY-2022-FY 2026*, incorporated into the record and highlighted the proposed Farmers Market budget and the July 4th Fireworks budget for FY 2023 and going forward. Chairperson Hannaman reminded everyone about the public comment regarding the Farmers Market and the Fireworks. Member Fant thanked Staff for the budget clarification and transparency of the Farmers Market funds “so now we have visibility to all the money in one place.” Member Lopez inquired as to why the Farmers Market, the July 4th Fireworks, the Nevada Day

Celebration, and the Christmas Tree Lighting were grandfathered in the budget. Ms. Sullivan clarified that she had not done outreach for other projects since the Redevelopment focus had shifted to infrastructure projects; however, undesignated funding was available for upcoming requests. Chairperson Hannaman gave background noting that the four projects were “City projects” and that the art and culture event budget had been transferred to the Cultural Commission. Member Lopez recommended considering an increase to the cultural events budget and Ms. Sullivan offered to have a discussion with the Cultural Commission.

(7:16:58) – Ms. Sullivan explained that the Farmers Market had been budgeted for \$25,000; however, Ms. Coons had requested \$24,000. Discussion ensued regarding advertising for the Market and Ms. Coons reviewed the expenditure for marketing and advertising. Member Fant was in support of increased funding due to inflation, and the fact that lower income persons would benefit from the vouchers provided to them. Member Lopez recommended funding the additional \$1,000 for bilingual advertising.

(7:23:04) – Member Fant moved to recommend to the Redevelopment Authority approval of \$25,000 for the Carson City Farmers Market, \$1,000 of which to be used for bilingual advertising. The motion was seconded by Member Lopez.

RESULT:	APPROVED (5-0-0)
MOVER:	Fant
SECONDER:	Lopez
AYES:	Hannaman, Fant, Kastens, Lopez, Schuette
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Cardinal, Bragiel

(7:24:35) – Chairperson Hannaman entertained discussion on the July 4th Fireworks. Member Schuette believed that the event would increase awareness for RSVP, but was a City-wide event, as it provided a benefit to the City. She was also in favor of recommending the approval of \$15,000. Chairperson Hannaman was also in agreement that the Fireworks, Nevada Day, and the Christmas Tree lighting were City-wide events to which no admission could be charged. Ms. Walt explained that in 2021 RSVP had used some of its own funds, and donations from Carson City Toyota and individuals to supplement the cost of the firework. Chair Hannaman called the Firework a community event and Ms. Walt noted that all the comments on social media had considered it a Carson City event with no mention of RSVP. Chairperson Hannaman entertained additional comments and when none were forthcoming, a motion.

(7:33:04) – Member Fant moved to recommend to the Redevelopment Authority approval of \$7,500 for the July 4th Fireworks. The motion died for a lack of a second.

(7:34:37) – Member Schuette moved to recommend to the Redevelopment Authority approval of the proposed budget to include the augmented budget amount to \$15,000 annually for the July 4th Fireworks. The motion was seconded by Member Lopez.

RESULT:	APPROVED (5-0-0)
MOVER:	Schuette
SECONDER:	Lopez
AYES:	Hannaman, Fant, Kastens, Lopez, Schuette
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Cardinal, Bragiel

(7:35:53) – Ms. Sullivan clarified that the Committee had made a recommendation to the Redevelopment Authority to vote on the approval of the FY 2023 budget and had identified its support for other projects in 2024, 2025, and 2026 to ensure that those pursuing their project could budget accordingly.

5. DISCUSSION ONLY:

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

FUTURE AGENDA ITEMS FOR THE NEXT RACC MEETING.

(7:37:05) – Ms. Sullivan noted at the next meeting the Committee would review the Redevelopment Plan objectives and their status. She also offered to return with a report after speaking with the Cultural Commission Staff regarding the art and culture special events funding.

RACC MEMBER REPORTS AND COMMENTS.

(7:37:46) – Chairperson Hannaman entertained RACC member comments. Member Lopez inquired about undesignated funds. Ms. Sullivan explained that the Arches project noted in the Staff Report which needed additional funds would be funded through the undesignated funds. She also noted that other projects consistent with the Redevelopment Plans would be considered.

6. PUBLIC COMMENTS

(7:40:02) – Chairperson Hannaman entertained final public comments. Mr. Rice thanked the Committee for their support of the Public Works Department. Chairperson Hannaman and Member Schuette praised the Holiday decorations that had extended beyond downtown.

7. FOR POSSIBLE ACTION: ADJOURNMENT.

(7:42:24) – Chairperson Hannaman adjourned the meeting at 7:42 p.m.

The Minutes of the February 7, 2022 Carson City Redevelopment Authority Citizens Committee are so approved this 1st day of August 2022.