

MINUTES
Regular Meeting
Carson City Redevelopment Authority Citizens Committee (RACC)
Monday, August 1, 2022 ● 5:30 PM
Community Center Robert “Bob” Crowell Boardroom
851 East William Street, Carson City, Nevada

Commission Members

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

Staff

Hope Sullivan, Planning Manager
Todd Reese, 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.

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

(5:30:45) – 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 Ronni Hannaman	Present	
Vice Chairperson Court Cardinal	Present	
Member Richard Bragiel	Present	
Member Holly "Andi" Fant	Absent	
Member Nicole Kastens	Absent	
Member Gina Lopez	Absent	
Member Lisa Schuette	Present	

2. PUBLIC COMMENTS

(5:31:21) – No members of the public were available for comment.

3. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – FEBRUARY 7, 2022

(5:31:50) – Chairperson Hannaman introduced the item and commended Staff for the past meeting’s minutes. She also entertained changes, and/or a motion. Mr. Reese clarified that members who were not

present at the previous meeting could still vote if they had read them or had watched a video of the previous meeting. Vice Chair Cardinal and Member Bragiel both noted that they had no issues with the minutes.

(5:34:23) – Member Schuette moved to approve the February 7, 2022 RACC meeting minutes as presented. The motion was seconded by Member Bragiel

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

4. MEETING ITEMS:

4.A RDA-2022-0320 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION RELATING TO CODE ENFORCEMENT ACTIVITIES IN THE CARSON CITY REDEVELOPMENT AREAS.

(5:34:53) – Chairperson Hannaman introduced the item. Ms. Sullivan gave background, noting that the Redevelopment budget paid for one-half of a compliance officer position. She also provided an update on code enforcement activities in May 2022 for the two Redevelopment Areas, noting that the numbers below were the most up to date:

- Number of properties that were found to be out of compliance: 35.
 - 29 of the above properties “have come into compliance”
 - 2 property owners are working with the Compliance Officer.
 - 4 Citations have been issued.

(5:36:35) – Chairperson Hannaman thanked Ms. Sullivan and her team and was informed that many of the lawn flag signs were removed as they were also violations. She believed that property owners in the Redevelopment Areas should maintain their properties. Chairperson Hannaman highlighted the many properties in the Historic District that had not been maintained. Ms. Sullivan noted that the Historic Resources Commission had expressed similar concerns and had requested code enforcement involvement, which had been done. Chairperson Hannaman thanked Staff for the update. No action was taken on this item.

4.B RDA-2021-0001 - FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING REDEVELOPMENT DISCRETIONARY FUNDS BUDGET ALLOCATIONS FOR FISCAL YEAR (“FY”) 2023 AND PRIORITIES AND OBJECTIVES.

(5:41:14) – Chairperson Hannaman introduced the item. Ms. Sullivan gave background which included an update from the Board of Supervisors retreat on February 25, 2022, in which the Board had recommended spending Redevelopment funds should be prioritized “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 and events.” She also presented the agenda materials which are incorporated into the record and responded to clarifying questions. She stated that at its meeting on April 21, 2022, the Redevelopment Authority had approved the FY 2023 Tentative Budget, recommended by this Committee, which included the following changes:

- Arts and Culture Events: funding for Arts and Cultural Events increased from \$25,000 (in FY 2022) to \$50,000 (in FY 2023).
- Farmers Market: \$25,000 (in FY 2023 which will be reduced annually).
- Façade Improvement Program Grants: \$50,000 (in FY 2023; however, any leftover grant money at the end of the fiscal year should be rolled over to sidewalk work).
- July 4 Fireworks: \$15,000 (the budgeted amount in the past had been \$7,500).
- Aquatic Facility Bleacher Replacement Total Budget: \$21,000, Requested Funding: \$21,000.

No action was taken on the item.

4C. RDA-2022-0321 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING REDEVELOPMENT DISCRETIONARY FUNDS BUDGET BALANCES FROM THE FISCAL YEAR (“FY”) 2022 BUDGET.

(5:51:31) – Chairperson Hannaman introduced the item. Ms. Sullivan referenced the FY 2022 budget funds and reviewed the unused funds. Discussion ensued regarding the Façade Improvement Program and the fact that the Redevelopment Authority/Board of Supervisors had agreed that receiving three bids might not be possible at all times. Vice Chair Cardinal suggested using the term “if possible” regarding obtaining three bids.

Chairperson Hannaman recommended considering the downtown equipment unused funds for the purchase of benches that could be ready for the Mark Twain Days event. Arts & Culture Program Manager Debra Soule agreed and recommended hiring local craftspeople to make the benches. Ms. Soule also updated the Committee on the upcoming south entrance gateway project and noted that the Culture and Tourism Authority had also budgeted for that project which was being considered as public art.

Ms. Sullivan updated the Committee on the Engine House Arch Project, noting that approximately \$250,000 of which had not been spent due to the lack of availability of design professionals. City Engineer Randall Rice called the project difficult due to procurement issues including the sandstone much of which had been deemed unusable; however, they had engaged a mason to work with Staff. Mr. Rice also noted that the grading and other “civil improvements” were at around 90 percent and that the consultants could start the design process in August 2022. He cautioned; however, that the cost of goods continued to increase and with that, there might be requests for an increase in the budget. Chair Hannaman regretted

the fact that the project had not been ready for the July 2022 Great Western Steam Up and noted that this was a very important historic art project.

The budgeted amount for the Third Street parking lot according to Ms. Sullivan was over \$400,000, with a \$71,000 end-of-year balance. However, Public Works had anticipated using all the funds as they were still expecting deliveries.

Regarding the Annual Sidewalk and ADA Improvements with requested funds of \$1,000,000 (\$200,000 per year), Ms. Sullivan noted that this was not a site-specific program. Mr. Rice explained that in FY 22 an additional \$130,000 had been allocated towards “a section of California Street which was a part of the Colorado Street Capital Improvement Project (CIP) for Public Works.” Mr. Rice anticipated rebidding this project in the late fall of 2022 since the initial project bids had been “astronomical.”

Ms. Sullivan also noted that this presentation was informational for now and that requests for each expenditure would be presented to RACC when received.

No Action was taken on the item.

4D. RDA-2022-0322 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RECOMMENDATION TO THE REDEVELOPMENT AUTHORITY ON THE ALLOCATION OF ADDITIONAL FUNDING TO FIRST-TIME SPECIAL EVENTS THAT OCCUR IN THE REDEVELOPMENT AREAS.

(6:27:40) – Chairperson Hannaman introduced the item. Ms. Sullivan presented the Staff Report and inquired whether the Committee wished to discuss the funding of recreational events, specifically whether there should be a recommendation to the Redevelopment Authority to provide seed money to encourage more events in the Redevelopment Areas. Vice Chair Cardinal was in favor of having one or two-time seed money available for special events to create new ones in Carson City and recommended reviewing the requests as they come. Chair Hannaman believed that the funds for special events had already been diverted to the Cultural Commission for distribution. Discussion ensued regarding the Farmers Market and Member Schuette considered it a local destination and a venue for art and health. Ms. Sullivan clarified that the Farmers Market funds had already been allocated. No action was taken on this item.

5. DISCUSSION ONLY:

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

FUTURE AGENDA ITEMS FOR THE NEXT RACC MEETING.

RACC MEMBER REPORTS AND COMMENTS.

(6:38:45) – Chairperson Hannaman praised the Great Western Steam Up which was not RACC-funded and noted that many out-of-state and international visitors had attended the event. Vice Chair Cardinal announced the successful 2022 Casino Fandango Ribfest, noting that the over 5,000 attendees were “by

far the largest crowd we had.” He also announced the upcoming Oktoberfest event on October 1, 2022, adding that Casino Fandango had provided meals and water for the Great Western Steam Up volunteers. Vice Chair Cardinal also announced the upcoming opening of the newest casino in the Legends Mall in Sparks.

6. PUBLIC COMMENTS

(6:40:53) – Chairperson Hannaman entertained final public comments. Member Schuette updated the RACC on her attendance at the National Association of Counties (NACO) Conference on July 21-24, 2022 in Colorado and highlighted the importance of art and culture discussions. Chairperson Hannaman highlighted the events going on in the City and praised the Brewery Arts organization and the Nashville Social Club for their musical events. Member Bragiel announced that the Bank Saloon provided music four nights per week and noted that dogs were welcome on Tuesday nights.

7. FOR POSSIBLE ACTION: ADJOURNMENT.

(6:45:05) – Chairperson Hannaman adjourned the meeting at 6:45p.m.

The Minutes of the August 1, 2022 Carson City Redevelopment Authority Citizens Committee are so approved this 3rd day of October 2022.