



108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
Hearing Impaired: 711

Staff Report To: Redevelopment Authority Citizens Committee

Meeting Date: February 6, 2023

Item 4.C

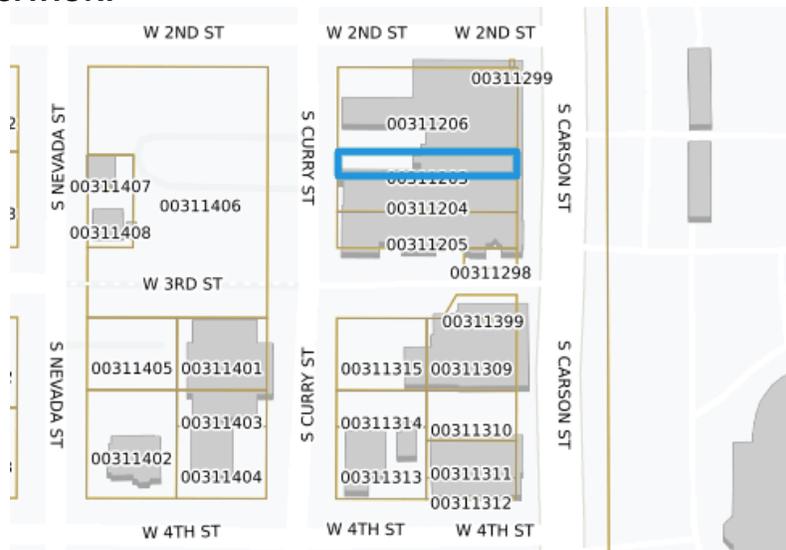
Staff Contact: Hope Sullivan, Director (hsullivan@carson.org; 283-7922)

Agenda Title: For Possible Action: Discussion and possible action regarding the expenditure of up to \$22,197.50 from the Façade Improvement Program fund for façade improvements to the building located at 210 S. Carson Street, known as the Kaleidoscope, within Redevelopment Area No. 1.

Staff Summary: The Redevelopment Authority approved a façade improvement program to assist commercial property owners within the Redevelopment District with improving the exterior appearance of their buildings. The City may match up to 50% of the total cost of the façade improvements up to a maximum of \$25,000 per property. The applicant is proposing to install new windows and doors, install brick and stucco on the wall, install a portico over the patio area and stucco the chimney. The improvement will be on the western façade of the building. The applicant's estimated total cost of the proposed improvements is \$44,395.

Proposed Motion: I move to approve the expenditure of up to \$22,197.50 for façade improvements along the western façade of the building located at 210 S. Carson Street, subject to the conditions of approval in the staff memo; and to grant a waiver of the policy requiring three bids for the proposed awning improvements.

PROPERTY LOCATION:



The Redevelopment Authority/Board of Supervisors approved the Façade Improvement Program on May 3, 2016. A total of \$50,000 has been budgeted for the program in FY 2023 (Fiscal Year ending June 30, 2023), and this is the first application received for funding in this budget year.

The Resolution authorizing the Façade Improvement Program (attached) includes all the guidelines and requirements related to the program. Applications are accepted and reviewed on a first-come, first-served basis until funding is exhausted. The RACC has final approval authority for Façade Improvement Program funding requests.

The general purpose of the Façade Improvement Program is stated in the preamble of the enacting Resolution, and includes: to improve the appearance of commercial areas through building rehabilitation; to engage the business owners in the revitalization process and assisting in the reuse of vacant buildings; to create an incentive program to be an integral part of Carson City's private-public partnership initiatives to retain and expand businesses in Carson City; and to stimulate investment in properties and improve the desirability of properties within Redevelopment Areas 1 and 2 by improving the exterior appearance of buildings.

FAÇADE IMPROVEMENT PROGRAM GRANT APPLICATION:

Following is a summary of the application received with information included that pertains to the guidelines in the Façade Improvement Program resolution. Refer to the attached application packet for more details.

Address: 210 South Carson Street

Requested funding (% of total project cost): \$22,197.50 (50% of \$44,395)

Improvement description: The applicant is proposing new windows, new doors, installation of brick and stucco on the wall, stucco on the chimney and the installation of a portico to provide a roof over the patio. All improvements are proposed on the west side of the building.

Redevelopment Area #: 1

Staff analysis: The property is a through lot that has frontage on both Carson Street and Curry Street. The Curry Street frontage has a "back of house" look with a parking area and a shed located between the building and the sidewalk. The building is occupied by the business Kaleidoscope. The City recently completed improvements on Curry Street and on the Third Street parking lot which is located across the street from the subject property. Staff finds that improving the western façade of the subject building will contribute positively to the redevelopment area. The following is an analysis of the project as it relates to the requirements of the Façade Improvement Program guidelines:

Eligible Properties (Resolution Section 1): The property is a non-residential property within Redevelopment Area 1, which is eligible to apply for Façade Improvement Program funds. The property has no conditions that would make it ineligible.

Eligible Improvements (Resolution Section 3): All exterior building façade updating and maintenance, including but not limited to painting, lighting, awnings, doors, fascia, and other decorative elements, are eligible to receive Façade Improvement Program funds, if such updating or maintenance involves the provision of services by at least two different labor trades. The proposed improvements include at least two such trades, specifically replacing doors and windows, new brick and stucco on the wall, and paint. Since the building is a through lot, the westside of the building is visible from Curry Street, and therefore eligible for program reimbursement.

Project Bidding Requirements (Resolution Section 11): The Program guidelines require the applicant to obtain three bids, but the RACC may grant a waiver of that requirement for good cause. The applicant has included a single bid from De'ja 'vu construction. The applicant has advised that he spoke with several contractors but they are too busy to consider the project.

Staff recommendation: Staff recommends approval of Façade Improvement Program funding in the amount not to exceed \$22,197.50, and granting a waiver to the requirement for the applicant to obtain three bids.

CONDITIONS OF APPROVAL: Pursuant to the Façade Improvement Program Policies and Procedures, approval of this application is recommended subject to the following conditions:

1. All work shall be performed with building permits and shall be completed by contractors licensed to perform the applicable work.
2. If the property is sold within 12 months of the completion of the improvements for which the funding was granted, the funds reimbursed for the project by Redevelopment shall be paid back to Redevelopment in full. The property owner shall sign a lien for the funds on a form provided by the City that must be recorded by the City prior to Redevelopment authorizing the reimbursement of any project expenses.
3. All improvements must be made in compliance with the plans approved by the RACC. Minor modifications in compliance with the applicable Development Standards for design may be approved by the Community Development Director.
4. Payments from the City shall be made on a reimbursement-basis only at a rate of no more than 50% of the actual expenses incurred by the property owner up to the total amount of funds approved.
5. For façade improvement projects that equal or exceed a total cost of \$10,000, reimbursement may be made in a maximum of two payments. The first payment may be requested for up to 50% of the approved Façade Improvement Program funds only after expenses have been incurred by the applicant equaling or exceeding 50% of the total project costs. The final reimbursement payment shall only be made upon completion and final inspection approval of the proposed improvements.
6. Applicants who receive funding must document all expenditures and provide the Community Development Department with proof of payment (receipts, paid invoices, etc.) for all eligible improvements, including costs associated with the property owner's required match, within 30 days of project completion.
7. Improvements for which Façade Improvement Program funds are awarded must be started (by obtaining a building permit for applicable improvements) within 180 days of application approval or the beginning of the Fiscal Year from which the funds are available, whichever occurs later. The approved façade improvements must be completed within 180 days of building permit approval. One 180-day extension may be granted by the RACC.

Attachments:

1. Application for 210 South Carson Street

2. Façade Improvement Program Resolution

**Carson City Redevelopment
Community Development Department**

108 East Proctor Street
Carson City, NV 89701
(775) 887-2180; planning@carson.org



Facade Improvement Grant Request Form

PROPERTY INFORMATION:

210 S. CARSON ST Curry St. Side
ADDRESS
CARSON CITY, NV 89701

\$ 22,197.50
TOTAL FUNDING REQUEST

OWNER INFORMATION:

DAVID LOSHIVER 89423
NAME

\$ 44,395.00
ESTIMATED TOTAL PROJECT COST

1323 PORTER DRIVE
MAILING ADDRESS, CITY, STATE, ZIP CODE

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

775-721-1182 DAVE@NVDAVE.COM
PHONE # EMAIL

Owner Acknowledgement of Application Provisions

I, the owner of the subject property, acknowledge and agree to the conditions of the Façade Improvement Program and authorize the submission of this application.

Owner's Signature

Date:

10/13/22

Application submittal checklist:

- Completed and signed Façade Improvement Grant Request Form.
- One (1) set of plans for the planned improvements that meet commercial building permit standards for plan submittal, reduced to no larger than 11"x17" in size.
- Three (3) bids or competitive quotes for the proposed work from contractors registered and bonded by the State of Nevada and licensed to perform the applicable work.
OR
- If three bids cannot be obtained, a minimum of one valid contractor's quote and a written explanation of the attempts made to obtain three bids and justification for approving the grant without the three bids which may include market trends, lack of qualified vendors, timing of application submittals, or other applicable conditions.

RECEIVED

OCT 14 2022

CARSON CITY
PLANNING DIVISION

Carson City Community Development

Attn: Hope Sullivan

10/13/22

Hello,

I am applying for façade funds for my building frontage that faces Curry Street. I am located next to the old Mercury cleaners that is currently being torn down. My Curry St side is also part of the Curry Street redevelopment program. I am looking for funds to assist in the improvement of my façade and in the wake of the building tear down I want to be able to structurally re-enforce my façade which is already showing signs of damage and change from the ongoing work next door. I have spoken with several contractors that are just too busy to even consider the job and several that have been put off by the demolition going on next door. I have spoken with De Ja Vu Construction. They have submitted a bid to do the work. I am attempting to dress up the section of Curry that has been impacted by the decision to tear down 217 S. Curry. I feel that it would be in the downtown's best interest to work with me on this important block that is in the heart of the redevelopment district.

Regards,



David L. Shriver

DE'JA'YU CONSTRUCTION

P.O Box 958
Carson City NV. 89702
775-721-9947
NV. Lic 25869
Contractor Limit \$ 300,000

RECEIVED

JAN 27 2023

CARSON CITY
PLANNING DIVISION

Customer:

David Shriver
Kaleidoscope
Carson City NV. 89701

Date: 1/24/2023

210 South Carson St. Porto Co-Chere Renovation

Curry Street Estimate

Item	Description	Total
1	Labor Demo Labor Demo Porch Remove Existing Doors and Windows Remove existing shear and finish wall materials Remove existing metal roofing	\$ 13,920.00
2	Materials	\$ 9,200.00
3	Sub-Contractors Stucco/Drywall/Commercial Doors and Windows	\$ 21,275.00
	Sub Total	\$ - \$ 44,395.00
	Total	\$ 44,395.00

	0 Labor Hours	Labor Cost	Man Days	Sub-Contractor	Material
Remove Porch Frame	16	\$ 960.00	2 men 1 day		
Remove 4 each 3-0x8-0 Windows	32	\$ 1,920.00	2 men 2 days		
Remove exterior shear and siding around electrical panel	16	\$ 960.00	2 men 1 day		\$ 400.00
Remove and re-frame exit doors	16	\$ 960.00	2 men 1 day		
Install new doors and 3 Windows	24	\$ 1,440.00	2 men 3 day	\$ 12,775.00	
Frame front wall over patio	24	\$ 1,440.00			\$ 1,500.00
Install roof rafters over patio	40	\$ 2,400.00	3 men 3 days		\$ 2,500.00
Install roof sheathing	16	\$ 960.00	2 men 2 days		\$ 2,000.00
Install drainage system	16	\$ 960.00	2 men 1 day		\$ 1,500.00

Stucco 1/2 wall, both sides
 Stucco Upper Wall
 Stucco around electrical Panel

Sub-Contractor \$ 6,000.00

Drywall/tape/texture/interior wall

Sub-Contractor \$ 2,500.00

Insulation

8 \$ 480.00 \$ 500.00

Build entry platform

8 \$ 480.00 1 man 1 day \$ 400.00

Remove concrete step on patio entrance
 Pour new patio step

16 \$ 960.00 1 man 2 days \$ 400.00

232 \$ 13,920.00 \$ 21,275.00 \$ 9,200.00

Total Estimate

\$44,395.00

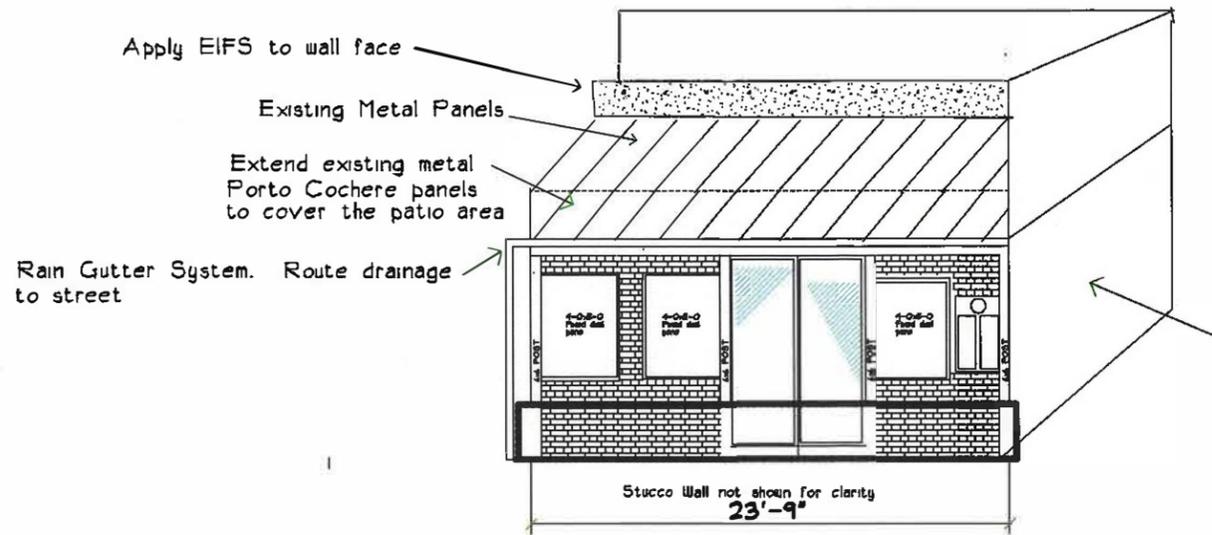
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 JAN 27 2023
 CARSON CITY
 PLANNING DIVISION

DE'JA'VU CONSTRUCTION
 P.O. BOX 958
 CARSON CITY NEVADA
 NV. LIC 25869

Kaleidoscope Carson
 210 S. Carson St
 Carson City NV

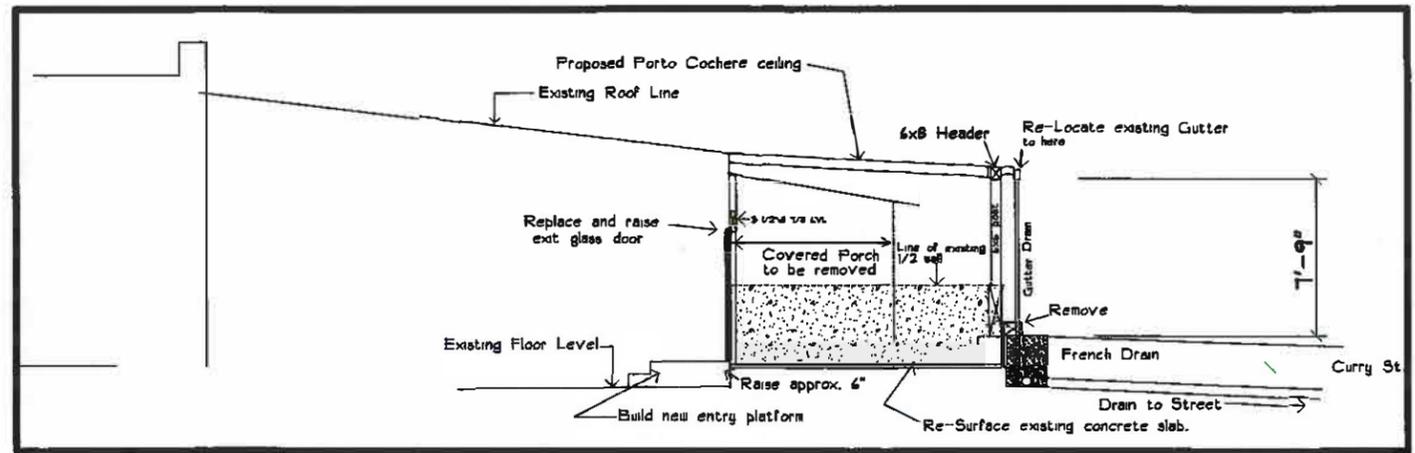
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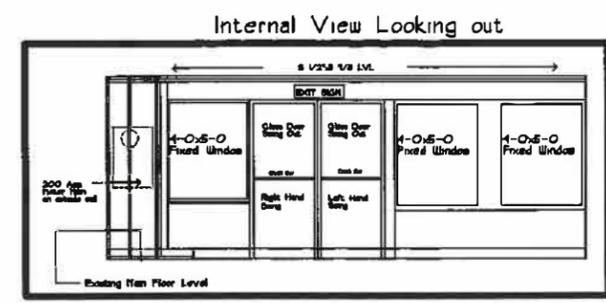
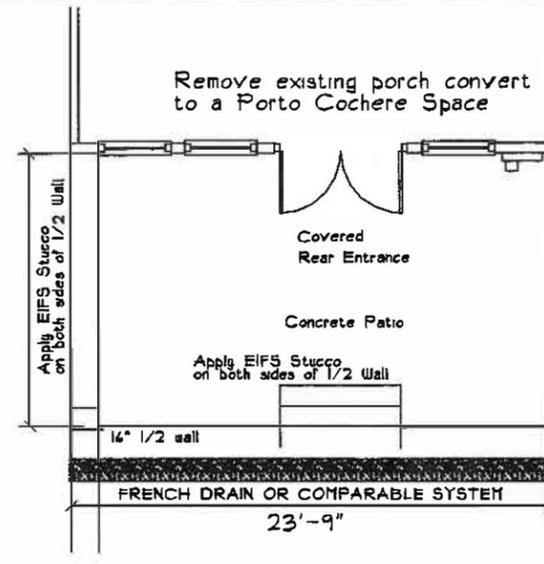
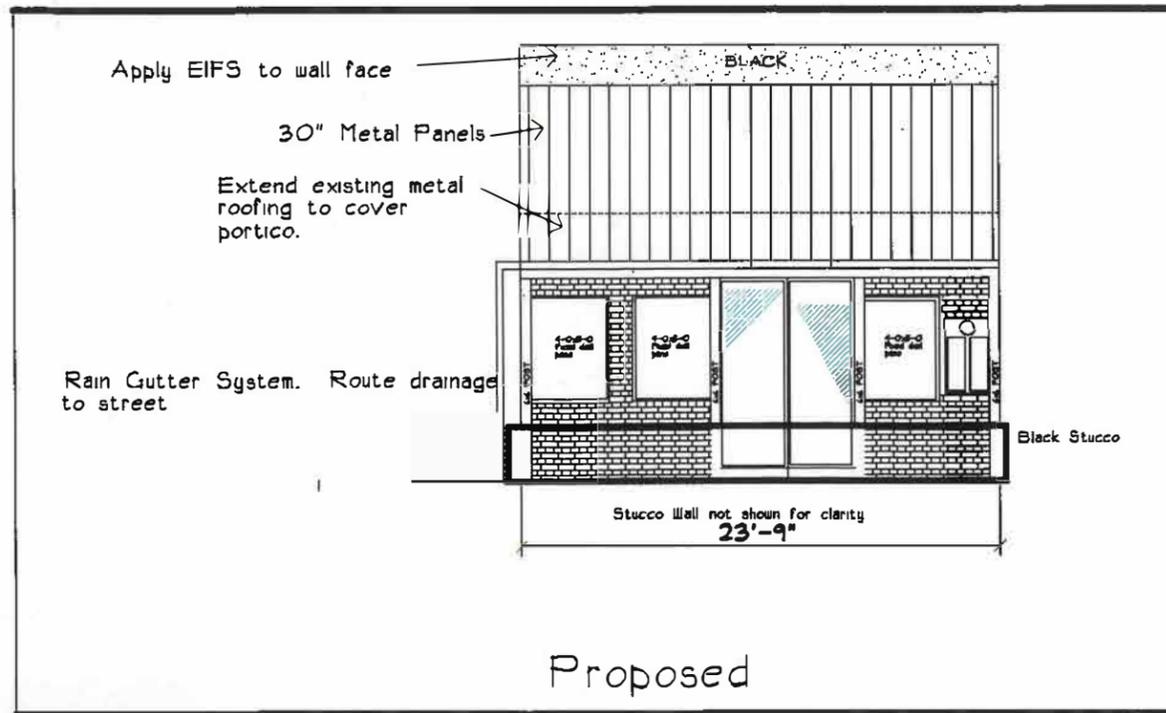
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Note: The south wall of the existing structure appears to be leaning. This proposal does not include any monies to repair the south wall of the building.

Proposed

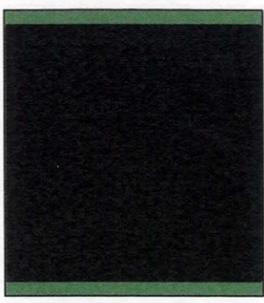




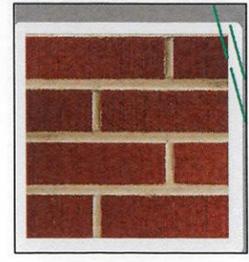
Proposed improvements



DRIVIT Stucco, Pattern & Color to be determined



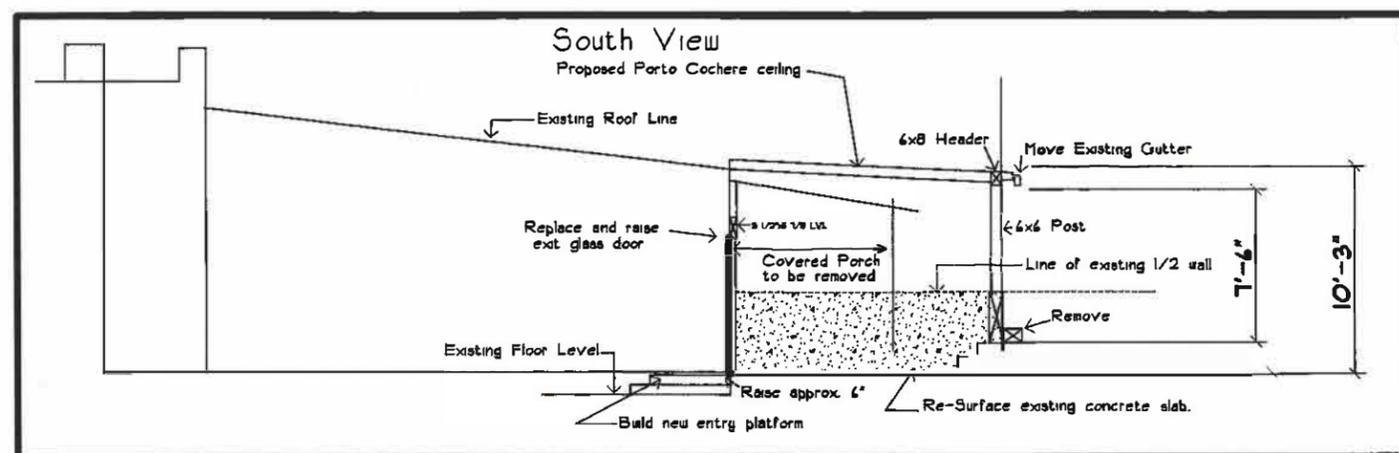
Black Color



DRIVIT New Brick

SCOPE OF WORK

- * Remove existing siding and tile facing
- * Remove and replace existing 3-0x6-8 Single pane windows to Dual Pane Windows
- * Remove and replace existing 3-0x6-8 commercial door
This door will be raised to match exit height. Will require installing a header to carry the roof load.
- * Re-use existing gutter system to direct roof run-off to the street
- * Install a drain system on the west side of the existing 1/2 wall to collect rain and snow run-off and direct it to the street to prevent flooding at the rear of the building.
- * New shear paneling, stucco and brick will be applied to all exterior walls
- * New Drywall will be installed on the interior of repaired walls



DE'JA'YU CONSTRUCTION
P.O. BOX 958
CARSON CITY NEVADA
NV. LIC 25869

Kaleidoscope Carson
210 S. Carson St
Carson City NV

DRAWN BY:	
CHECKED BY:	
APPROVAL BY:	
REVISION NUMBER:	
REVISION DATE:	



Remove Porch
Remove Blue Tile

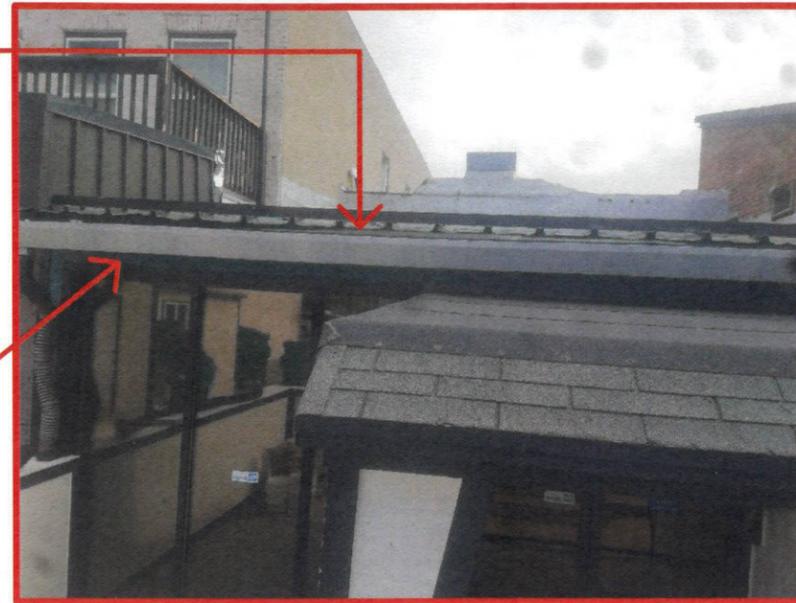


The top step will be removed
Re-Surface Concrete Slab



EIFS (stucco) 1/2 wall

Extend metal panels
over Porto Cochere



Install Rain Gutters

The existing 3-0x8-0
windows will be replaced
with 4-0x5-0 Windows

Remove Entry
Porch



Temp. fix to
prevent flooding

Porto Cochere

West Side of Building

DE'JA'VU CONSTRUCTION
P.O. BOX 958
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NV. LIC 25869

Kaleidoscope Carson
210 S. Carson St
Carson City NV

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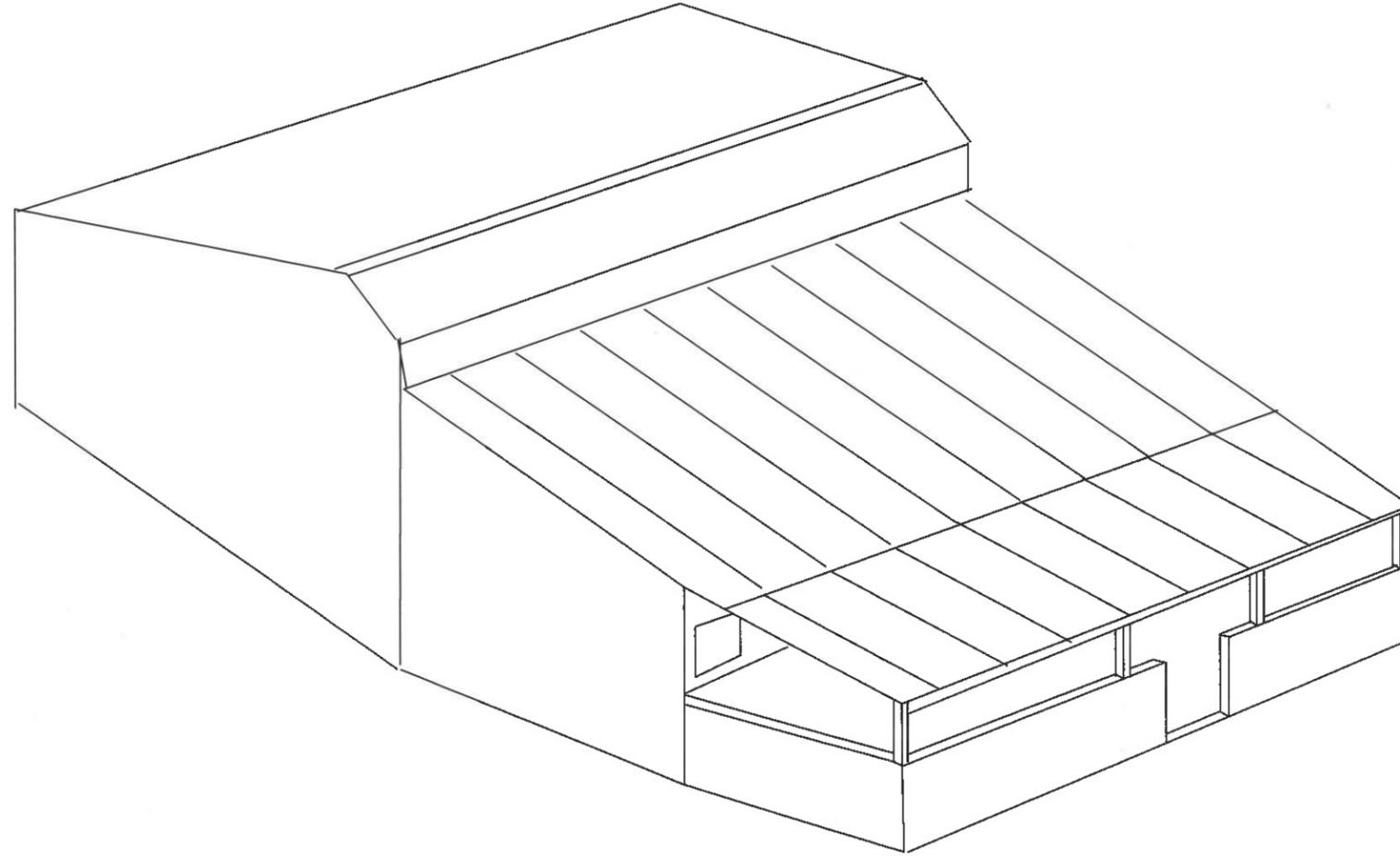
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PHOTO'S



Porto Cochere

DE'JA'VU CONSTRUCTION
P.O. BOX 958
CARSON CITY NEVADA
NV. LIC 25869

Kaleidoscope Carson
210 S. Carson St
Carson City NV

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APPROVAL BY:

REVISION NUMBER:

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RESOLUTION NO. 2018-RA-R-2

A RESOLUTION AMENDING AND SUPERSEDING RESOLUTION 2017-RAR-1 AND 2017-R-1 TO CONTINUE THE CARSON CITY REDEVELOPMENT FAÇADE IMPROVEMENT PROGRAM FOR REDEVELOPMENT PROJECT AREAS 1 AND 2 AND AMEND PROVISIONS RELATED TO PROJECT ELIGIBILITY REQUIREMENTS.

WHEREAS, a stated objective of the Redevelopment Area 1 Plan is to improve the appearance of commercial areas through building rehabilitation, and

WHEREAS, strategies in the Redevelopment Area 2 Plan include engaging the business owners in the revitalization process and assisting in the reuse of vacant buildings; and

WHEREAS, Carson City has made an investment in infrastructure improvements and streetscape enhancements within the downtown area and plans similar improvements along Carson Street and William Street to improve the appearance of these commercial corridors; and

WHEREAS, the Carson City Redevelopment Authority and Board of Supervisors desire to create an incentive program to be an integral part of Carson City's private-public partnership initiatives to retain and expand businesses in Carson City; and

WHEREAS, this program is designed to stimulate investment in properties and improve the desirability of properties within Redevelopment Areas 1 and 2 by improving the exterior appearance of buildings.

NOW THEREFORE, the Carson City Redevelopment Authority and Board of Supervisors do hereby resolve to establish the Carson City Redevelopment Façade Improvement Program for Redevelopment Project Areas 1 and 2, which includes the following guidelines.

1. **Eligible Properties:** Eligible properties include all non-residential properties within Redevelopment Areas 1 and 2.
2. **Ineligible Properties:** Ineligible properties include properties already receiving tax incentives or other financial incentives from the City, residentially-zoned properties, buildings that were constructed or have had façade improvements completed within the last five years, properties for which property taxes are owed and not paid up to date, properties with outstanding or unresolved code enforcement issues, and properties on which construction of the proposed improvements has already been started at the time of application submittal to the Community Development Department. For the purpose of this section, a historic property tax deferral or "open space" property tax deferral is not a disqualifying tax or financial incentive.
3. **Eligible Improvements:** All exterior building façade updating and maintenance, including but not limited to painting, lighting, awnings, doors, fascia, and other decorative elements, are eligible to receive Façade Improvement Program funds, if

such updating or maintenance involves the provision of services by at least two different labor trades. Landscaping, signs, roofing materials, paving, and any improvements not affixed to the building are not eligible expenses. For the purposes of this policy, exterior building façade includes all portions of a building visible from the public right-of-way or on-site public parking lot.

4. Maximum Façade Improvement Program Funding: The maximum Façade Improvement Program funding that may be awarded is \$25,000 per individual Assessor's Parcel Number, subject to authorization of Program funding by the Board of Supervisors.
5. Required Property Owner Matching Funds: The property owner shall pay a minimum of 50% of the total project costs. Total project cost includes construction and all expenses incurred in the preparation and permitting of plans for the improvements, including building permit fees, design work, and construction drawings.
6. Façade Improvement Program Application Review Process:
 - A. The Redevelopment Authority Citizens Committee (RACC) shall review and have final decision authority on all Façade Improvement Program applications.
 - B. Initial applications are due April 15, 2016, to be reviewed by the RACC on May 2, 2016, for the available FY 2015-16 funding and FY 2016-17 funding. If available funding is not fully used in any given fiscal year, applications will be accepted on a first-come, first-served basis until available, budgeted funding is exhausted. If available funding has been fully allocated for any given fiscal year, applications may continue to be accepted and will be date stamped for priority consideration for the next fiscal year.
 - C. Façade Improvement Program applications must include plans meeting commercial building permit standards showing all proposed improvements.
 - D. Decisions of the RACC regarding Façade Improvement Program applications may be appealed to the Redevelopment Authority provided that such appeal is made within 7 days of the RACC's decision. Only Façade Improvement Program applicants affected by the RACC's decision have standing to appeal.
 - E. The property owner shall sign the application consenting to the proposed improvements and all applicable requirements of the Façade Improvement Program.
7. Reimbursement of Redevelopment Funds: Façade Improvement Program funds shall be awarded as a grant, with no reimbursement required, provided that the property is not sold within 12 months of the completion of the façade improvements for which the grant was awarded. If the property is sold within 12 months of the completion of the façade improvements for which the grant was awarded, the property owner shall

be responsible to pay back 100% of the Façade Improvement Program funds awarded by Carson City.

8. Compliance with Development Standards:

- A. All improvements shall be reviewed pursuant to and comply with the Carson City Development Standards Division 1.1, Architectural Design, as applicable to the proposed improvements.
- B. Improvements to buildings within the Downtown Mixed-Use (DTMU) zoning district shall comply with the DTMU Development Standards, Division 6.6, 6.6.2, Lighting, 6.6.3, Signage, 6.6.10, Building Design and Character, and 6.6.11, Guidelines for the Renovation and Restoration of Existing Structures, as applicable to the proposed improvements.

9. Commitment Agreement: Each participant in the Façade Improvement Program must execute and record a document agreeing to reimburse the City 100% of the awarded Façade Improvement Program funds if the property is sold within 12 months of the completion of the façade improvements for which the grant was awarded. The agreement shall be in the form as required by the City.

10. Reimbursement Process:

- A. Payments from the City shall be made on reimbursement-basis only at a rate of no more than 50% of the actual expenses incurred by the property owner up to the total amount of funds approved.
- B. For façade improvement projects that equal or exceed a total cost of \$10,000, reimbursement may be made in a maximum of two payments. The first payment may be requested for up to 50% of the approved Façade Improvement Program funds only after expenses have been incurred by the applicant equaling or exceeding 50% of the total project costs. The final reimbursement payment shall only be made upon completion and final inspection approval of the proposed improvements.
- C. Reimbursement for projects that are less than \$10,000 in total costs shall be provided in a one-time payment only after improvements have been completed and have received final inspection approvals.
- D. Applicants who receive funding must document all expenditures and provide the Community Development Department with proof of payment (receipts, paid invoices, etc.) for all eligible improvements, including costs associated with the property owner's required match, within 30 days of project completion.

11. Project Bidding Requirements:

- A. Applicants are responsible for obtaining three bids or competitive quotes for the proposed work. All contractors must be registered and bonded by the State of Nevada and licensed to perform the applicable work in Carson City.
- B. Approved projects will be based on the lowest of the three bids. The applicant may select any of the three bidders to complete the improvements, but the applicant will be responsible for costs in excess of the lowest bid.
- C. Construction contracts will be between the applicant and contractor. The contractor must obtain all required permits prior to commencing construction.
- D. Applicants shall make every attempt to get the required number of bids for the work to be completed. However, the RACC shall have authority to waive this requirement depending on but not limited to the following conditions: market trends, lack of qualified vendors, timing of application submittals, or other applicable conditions.
- E. Notwithstanding the provisions above, a property owner/applicant who is also a contractor and will be the contractor for the proposed façade improvements shall not be required to obtain three bids but shall be responsible for obtaining and submitting a written contractor's or subcontractor's bid detailing by line item the description and cost for each item of work to be completed. All contractors must be registered, licensed and bonded in the State of Nevada and licensed to perform the applicable work in Carson City.

12. Completion of Façade Improvements: Improvements for which Façade Improvement Program funds are awarded must be started (by obtaining a building permit for applicable improvements) within 180 days of application approval or the beginning of the Fiscal Year from which the funds are available, whichever occurs later. The approved façade improvements must be completed within 180 days of building permit approval. One 180-day extension may be granted by the RACC.

13. Discretionary Review: Notwithstanding any other provision contained herein, the RACC retains full discretion, based on a review of the overall merits of a proposed improvement, the beneficial impact of the improvement and the scope and purpose of the Façade Improvement Program:

- A. To deny an application without regard to eligibility; and
- B. To waive the eligibility criteria set forth in section 3 which requires the provision of services by at least two different labor trades for exterior building façade building and maintenance.

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Resolution No. 2018-RA-R-2

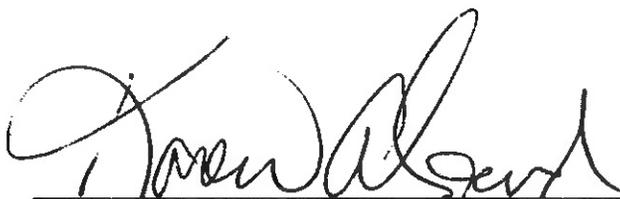
Upon motion by Member Brad Bonkowski, seconded by Vice Chair Lori Bagwell, the foregoing Resolution was passed and adopted this 6th day of December, 2018, by the following vote:

AYES: Member Brad Bonkowski
 Vice Chair Lori Bagwell
 Member John Barrette
 Member Robert Crowell
 Chairperson Karen Abowd

NAYS: None

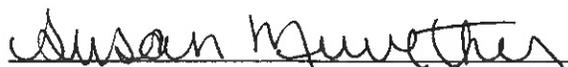
ABSENT: None

ABSTAIN: None.



KAREN ABOWD, Chairperson

ATTEST:



SUSAN MERRIWETHER, Clerk – Recorder