



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

Staff Report To: Redevelopment Authority Citizens Committee

Item 4.B

Meeting Date: February 6, 2023

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”) 2024 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 FY 2024. The recommendations will be used by the Redevelopment Authority to consider budget allocations for the FY 2024.

Proposed Motions:

I move to recommend to the Redevelopment Authority approval of the Fiscal Year 2024 Redevelopment budget with the inclusion of discretionary funding as proposed.

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 2024 Redevelopment budget. At its meeting of February 7, 2022, RACC recommended a five year capital improvement plan. To a large extent, the FY 2024 proposed expenditures are consistent with the plan recommended in 2023. All proposed FY 2024 capital improvements proposed to receive redevelopment funding are addressed in this report.

The City’s Chief Financial Officer anticipates that the total revenue into the FY 2024 redevelopment account will be \$3,293,586. If the discretionary spending is as proposed and \$31,521 is allocated to the undesignated line item, the ending fund balance in FY 2024 will be \$500,000.

Of note, the City’s Chief Financial Officer will be recommending budget augmentations to the Redevelopment Authority and the Board of Supervisors at its meeting of February 2, 2023. These are funds that have been previously budgeted but not yet spent and the project is not yet complete. The attached spreadsheet includes that budget augmentation for FY 2023 in bold.

FY 24 funding for Farmers Market, Christmas Tree Lighting and July 4th Fireworks is as was proposed in the February 2022 five year plan.

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;*
321. *Promote greater cooperation between City and School District in the joint use of public land for school-park-recreation purposes;*
322. *Promote greater cooperation between City and State government in order to achieve harmony in public development;*
323. *Initiate programs with appropriate public and private groups to develop decent, safe and sanitary housing for persons and families in the Redevelopment Area who are living under substandard conditions; and*
324. *Where rehabilitation of property may be unfeasible and where clearance and redevelopment may be necessary to eliminate blighting influences, cause such property to be cleared and redeveloped in the process, assist and encourage the owners of such property to participate in these activities.*

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*

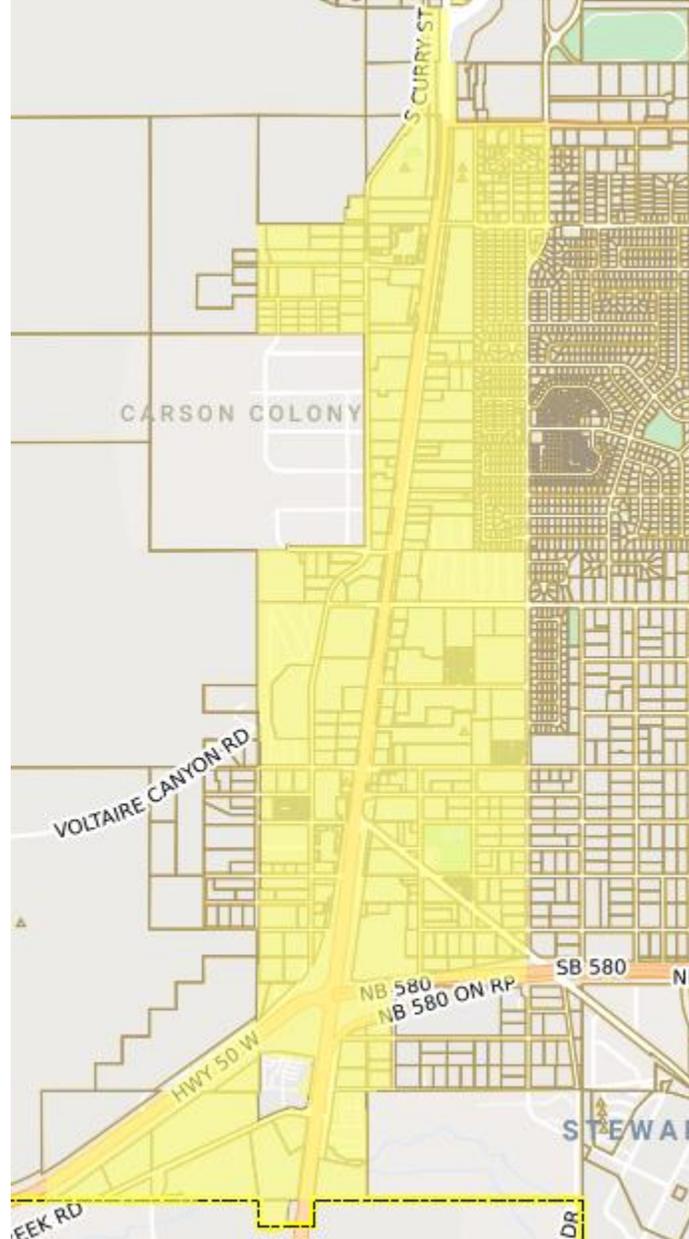
Redevelopment District.

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 2024. Refer to the attached Capital Improvement Funding Request applications for more information on these projects.

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

Total Budget: \$5,000,000

Requested Funding: \$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.

Mills Park Concrete Walkway Replacement (FY 2024, FY 2025, FY 2026, FY 2027)

Total Budget: \$75,000 per year

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 2024)

Total Budget: \$17,444,491

Requested Funding: \$400,000

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 2024, FY 2025)

Total Budget: \$750,000

Requested Funding: FY 2024: \$100,000; FY 2025: \$600,000

Project Description: The FY 2024 funds would be utilized for engineering design and FY 2025 funds would be utilized for construction.

JAC Downtown Transit Center (FY 2024)

Total Budget: \$3,500,000

Requested Funding: FY 2024: 70,000

Project Description: 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: \$200,000

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.

Engine House Arches and Design (FY 2024)

Total Budget: \$646,996

Requested Funding: \$400,000

Project Description: These funds will be utilized to complete the design and fund the installation of the arches in Mills Park.

Community Center Interior Signage (FY 2024)

Total Budget: \$20,000

Requested Funding: \$20,000

Project Description: These funds will be utilized to update signage in the building including the Robert "Bob" Crowell Board Room as well as provide new directional signage to better orient users.

Downtown Trash Enclosure (FY 2024)

Total Budget: \$100,000

Requested Funding: \$25,000

Project Description: These funds will be utilized to evaluate locations and construct trash enclosures in the downtown area.

Max Teixeira Sound System (FY 2024)

Total Budget: \$50,000

Requested Funding: \$50,000

Project Description: These funds will be utilized to replace existing speakers and hardware with an updated model for current and future uses of the facility.

OTHER PROJECTS

The Downtown Gateway Feature is anticipated to be installed in the center of the circle at South Carson Street and South Stewart Street roundabout. To date, 25,000 dollars has been allocated to this improvement. An additional 50,000 dollars is requested in FY 2024 to allow for the design, fabrication and installation of this piece. The total budget is 150,000 dollars.

Conclusion:

RACC may recommend the budget expenditures for FY 2024. To allow for better planning, capital requests for fiscal years 2025, 2026 and 2027 are also being provide, but no action needs to be taken on those future expenditures.

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.

Attachments:

1. Carson City Redevelopment Authority Projection FY 2023 – FY 2027
2. FY 2024 CIP application – Downtown Trash Enclosure
3. FY 2024 CIP application – Marv Teixeira Pavilion Sound System Renovation
4. FY 2024 CIP application – Community Center Interior Signage
5. FY 2024 CIP application – Mills Park Concrete Walkway Replacement
6. FY 2024 CIP application: Downtown Gateway Feature
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

Carson City Redevelopment Authority
Projection
FY 2023 - FY 2027

| | FY 2023 Budget | FY 2024 Projection | FY 2025 Projection | FY 2026 Projection | FY 2027 Projection |
|-------------------------------|---------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| VENUES | | | | | |
| Property Taxes | \$ 2,934,416 | \$ 3,066,465 | \$ 3,204,456 | \$ 3,348,656 | \$ 3,499,346 |
| Interest Revenue | 26,000 | 26,000 | 26,000 | 26,000 | 26,000 |
| Charges for Services | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 |
| Miscellaneous Other Income | 0 | 0 | 0 | 0 | 0 |
| Beginning Fund Balance | 200,000 | 485,000 | 406,000 | 1,000 | 205,659 |
| Roll-Forward | 1,517,145 | | | | |
| Total Rev and Fund Bal | \$ 4,685,061 | \$ 3,584,965 | \$ 3,643,955 | \$ 3,383,156 | \$ 3,738,504 |

PENDITURES

| | | | | | | |
|--------------------------------------|----------|----------------|----------------|----------------|----------------|----------------|
| Sal and Ben: | Salary | \$ 206,725 | \$ 217,061 | \$ 227,914 | \$ 239,310 | \$ 251,276 |
| | Benefits | 88,434 | 92,414 | 96,573 | 100,919 | 105,460 |
| Other Expenditures | | | | | | |
| Services & Supplies (602) | | 230,940 | 230,940 | 230,940 | 230,940 | 230,940 |
| Professional Services | | 35,000 | - | - | - | - |
| Holiday Decorations | | - | - | - | - | - |
| Arts & Cultural Events | | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 |
| Nevada Day | | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 |
| Farmers Market* | | 25,000 | 22,000 | 20,000 | 18,000 | 15,000 |
| Christmas Tree Lighting | | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 |
| July 4th Fireworks | | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 |
| Michael Hohl Incentive | | - | 250,000 | 257,500 | 265,225 | 273,182 |
| Sales Tax Incentive Program | | 309,000 | 318,270 | 327,818 | 337,653 | 347,782 |
| Campagni Incentive | | 218,998 | 227,758 | 236,868 | 246,343 | 256,197 |
| Revolving Loan Program | | 1 | 1 | 1 | 1 | 1 |
| PW Event Street Closures | | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 |
| Façade Improvement Program | | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 |
| Downtown Equip & Infrastructure | | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 |
| Utility Extension/Sidewalk Assist | | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 |
| Downtown Gateway Feature | | 25,000 | 50,000 | - | - | - |
| Park signs | | 19,601 | - | - | - | - |
| District 2 - Telegraph | | - | - | - | - | - |
| William Street Corridor Project | | - | - | - | - | - |
| South Carson Street Project | | - | - | - | - | - |
| Curry Street project | | - | - | - | - | - |
| 2021 Curry Street Project | | - | - | - | - | - |
| Sidewalk & ADA Improvements | | 400,000 | 200,000 | 200,000 | 200,000 | 200,000 |
| RACC Downtown Sidewalks | | 424,238 | | | | |
| Appion Intersection Improvements | | 69,648 | 200,000 | - | - | - |
| Bob Boldrick Theater | | 27,475 | - | - | - | - |
| Fuji Park Improvements | | 192,990 | - | 500,000 | 260,000 | - |
| 3rd Street parking lot | | 65,643 | - | - | - | - |
| Kit Carson Trail Historical Marker | | - | - | - | - | - |
| Engine House Arch Plaza | | 246,996 | 400,000 | - | - | - |
| Aquatic Facility Improvement | | 21,000 | - | - | - | - |
| ADA Bob Boldrick Theater | | 170,000 | - | 50,000 | 200,000 | - |
| Mills Park Walkway Replacement | | 75,000 | 75,000 | 75,000 | 75,000 | - |
| West Appion Way Stormwater | | 500,000 | - | - | - | - |
| Roop Street Improvement | | - | - | 500,000 | - | - |
| Musser Street Improvements | | 40,000 | - | - | - | - |
| East William Complete Street | | 385,000 | 400,000 | - | - | - |
| Stewart St. Streetscape & Sidewalk | | 50,000 | 100,000 | 600,000 | - | - |
| JAC Downtown Transit Center | | 100,000 | 70,000 | - | - | - |
| N. Carson Street Complete St. | | - | - | 100,000 | 500,000 | - |

| | | | | | |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|
| US Forest Service Steward St. Ext. | - | - | - | 100,000 | - |
| Enhanced Crosswalk Safety Improv. | - | - | - | 50,000 | - |
| South Curry St. Circulation & Safety | 52,599 | - | - | 100,000 | - |
| Community Center Interior Signage | | 20,000 | | | |
| Downtown Trash Enclosure | | 25,000 | | | |
| Max Teixeira Sound System | | 50,000 | | | |
| Undesignated | 773 | 10,521 | 341 | 34,107 | 1,533,008 |
| Ending Fund Balance | 485,000 | 406,000 | 1,000 | 205,659 | 305,659 |
| Total Exp and Fund Bal | \$ 4,685,061 | \$ 3,584,965 | \$ 3,643,955 | \$ 3,383,156 | \$ 3,738,504 |
| Tot Rev less Exp | \$ - |
| Proposed Capital (5 Year Plan) | 2,820,589 | 1,445,000 | 2,025,000 | 1,485,000 | |

* Board of Supervisors discussed reduction of Farmers Market Funding at board retreat. Will update RACC at next meeting.

Services and Supplies (from 602):

| | |
|---------------------------------------|----------------|
| General Fund Internal Service Charges | 69,182 |
| NID Maintenance | 52,460 |
| Special Events | |
| Professional Services | 20,000 |
| Rent and Utilities | 20,638 |
| Property Clean-up | 15,000 |
| Advertising/Marketing | 9,000 |
| Publications | 1,860 |
| Membership & Dues | 8,000 |
| X-Mas Ornaments | 8,000 |
| Building Repairs | 4,800 |
| Power | 6,400 |
| Operating Supplies | 7,000 |
| Printing | 1,000 |
| Telephone | 1,800 |
| Travel | 1,500 |
| Heating | 1,600 |
| Training | 1,000 |
| Office Supplies | 1,000 |
| Equipment Repair | 500 |
| Postage | 200 |
| | 230,940 |

Professional Services (603):

| | |
|----------------------|---------------|
| Arch Design | 24,642 |
| Fuji Master Plan | 20,000 |
| Traffic Study | 80,000 |
| S. Carson St. Landsc | 35,000 |
| | 35,000 |
| | 35,000 |

Projects Recorded in 6037510-507010

INCENTIVE Expiration Date:

| | |
|------------|------------|
| Campaigni | 5/14/2029 |
| Hohl | 12/31/2042 |
| Nissan | 12/31/2032 |
| Carrington | 5/19/2026 |
| Soutgate | 11/5/2025 |

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



Capital Improvement Funding Request Form

PROJECT TITLE:

PROJECT LOCATION:

REQUESTING ORGANIZATION/DEPARTMENT:

ORGANIZATION/DEPARTMENT _____

NAME OF PROJECT APPLICANT/LEAD _____

PHONE # _____

EMAIL _____

\$ _____
REDEVELOPMENT FUNDING REQUESTED

\$ _____
TOTAL ESTIMATED PROJECT COST

Project Area:

Redevelopment Area #1

Redevelopment Area #2

PROJECT DESCRIPTION:

EXPECTED PROJECT START DATE:

EXPECTED PROJECT COMPLETION DATE:

PROPOSED BUDGET:

| FUNDING SOURCE | FISCAL YEAR | \$ AMOUNT |
|----------------------------------|--------------------|------------------|
| 603 Redevelopment Revolving Fund | FY | \$ |
| | FY | \$ |

TOTAL: \$

Explain why redevelopment funds are needed to complete this project:

Describe how the project will advance at least one of the following factors pursuant to the Redevelopment Authority Policies and Procedures (check each that apply and describe below):

- Encourages the creation of new business or other appropriate development.
- Creates jobs or other business opportunities for nearby residents.
- Increases local revenues from desirable sources.
- Increases levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located.
- Possesses attributes that are unique, either as to type of use or level of quality and design.

Description of how project will advance the above factors:

COMPLIANCE WITH APPLICABLE REDEVELOPMENT PLAN:

Explain how the project complies with and advances the objectives of the Redevelopment Plan for the Plan Area in which the project is located (check each that apply and describe below; refer to the applicable Redevelopment Area Plan for a complete list of objectives):

REDEVELOPMENT AREA PLAN #1 (DOWNTOWN):

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.

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.

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

Develop appropriately designed street lighting, street signage and street furniture systems.

Provide information and directional kiosks in convenient pedestrian locations.

Improve the appearance of commercial areas through street beautification programs.

Encourage more intensive landscaping on Downtown properties and parking lots.

Encourage and assist in providing "people oriented areas" in the Downtown for daytime and evening special events and promotional activity.

Underground present overhead utility systems where feasible.

Establish the highest possible level of recreational opportunity for the residents and visitors of all age levels.

Description of how project meets the above objectives:

REDEVELOPMENT AREA PLAN #2 (SOUTH CARSON STREET):

Assist auto dealers with site acquisition.

Assist auto dealers with relocation from other parts of the region to South Carson Street.

Assist in the expansion of the number of new car franchises.

Assist with the development of the former Nevada National Guard armory site.

Improve traffic circulation, landscaping and streetscape.

Assist with re-use of vacant retail buildings.

Extend public infrastructure to serve new development on commercial properties.

Description of how project meets the above objectives:

APPLICATION SUBMITTAL CHECKLIST:

Submit one PDF copy of the following:

Completed Capital Improvement Funding Request form.

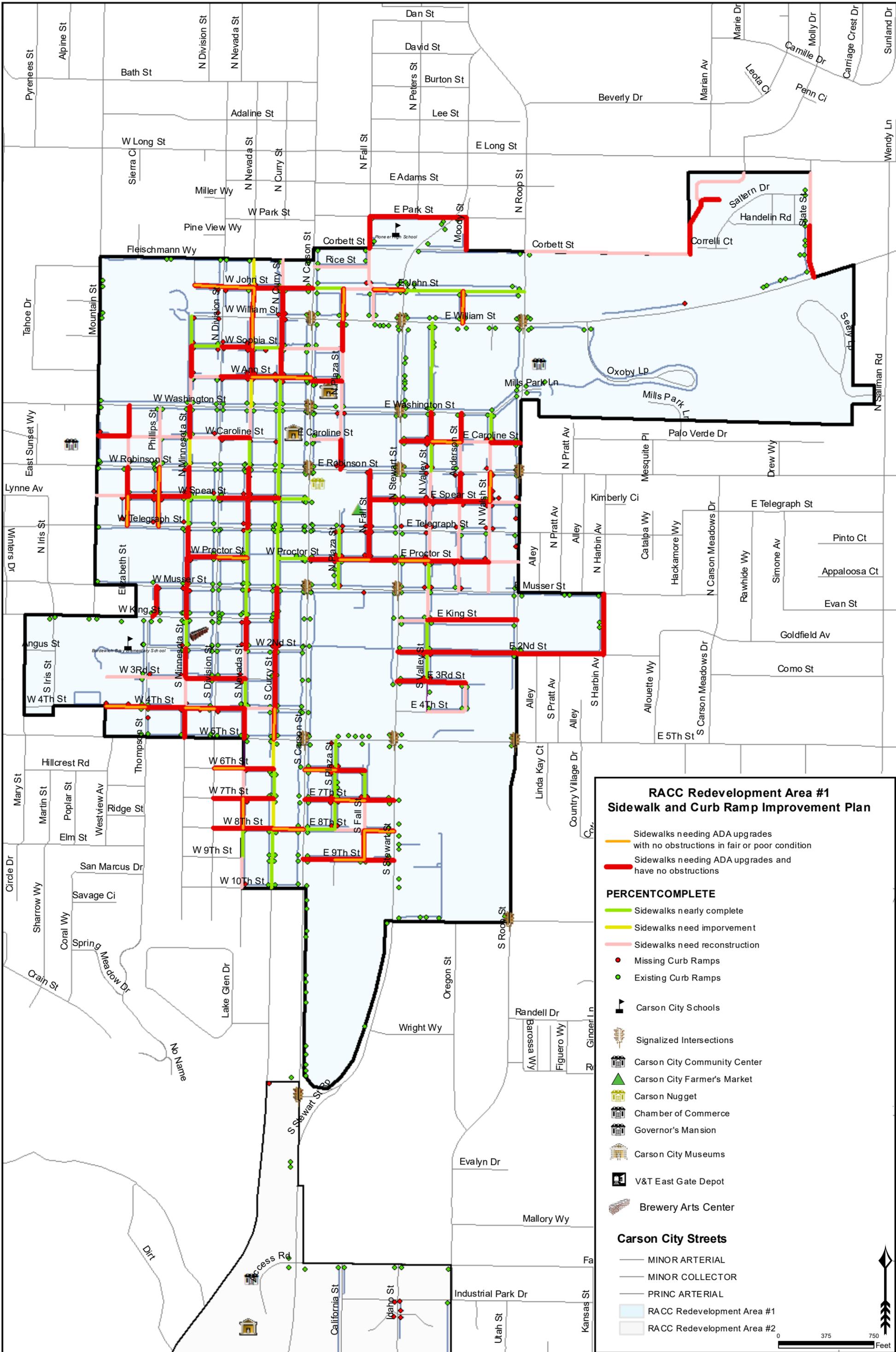
A vicinity map showing the location of the project.

A set of conceptual plans for the proposed improvements including a site plan, floor plans and building elevations, as applicable, reduced to be legible on a printed sheet no larger than 11"x17" in size.

Application Procedures:

1. Applications are due to the Community Development Department by January 15 each year in order to be considered by the RACC and Redevelopment Authority in the first round of funding for the following fiscal-year budget (i.e. beginning July 1 of that year).
2. The RACC will review Capital Improvement Funding Request applications at its February meeting and make a recommendation to the Redevelopment Authority regarding all requests.
3. The Redevelopment Authority will review the applications at its second meeting in March to allocate available Undesignated Redevelopment funds to approved capital improvement projects. Finance will prepare the following fiscal-year tentative budget in accordance with the approved budget allocations.
4. Applications submitted after January 15 each year may be considered by the RACC and Redevelopment Authority on a case-by-case basis subject to the availability of Undesignated Redevelopment funds after the initial round of projects are included in the tentative budget for the applicable fiscal year.

RACC Redevelopment Area #1



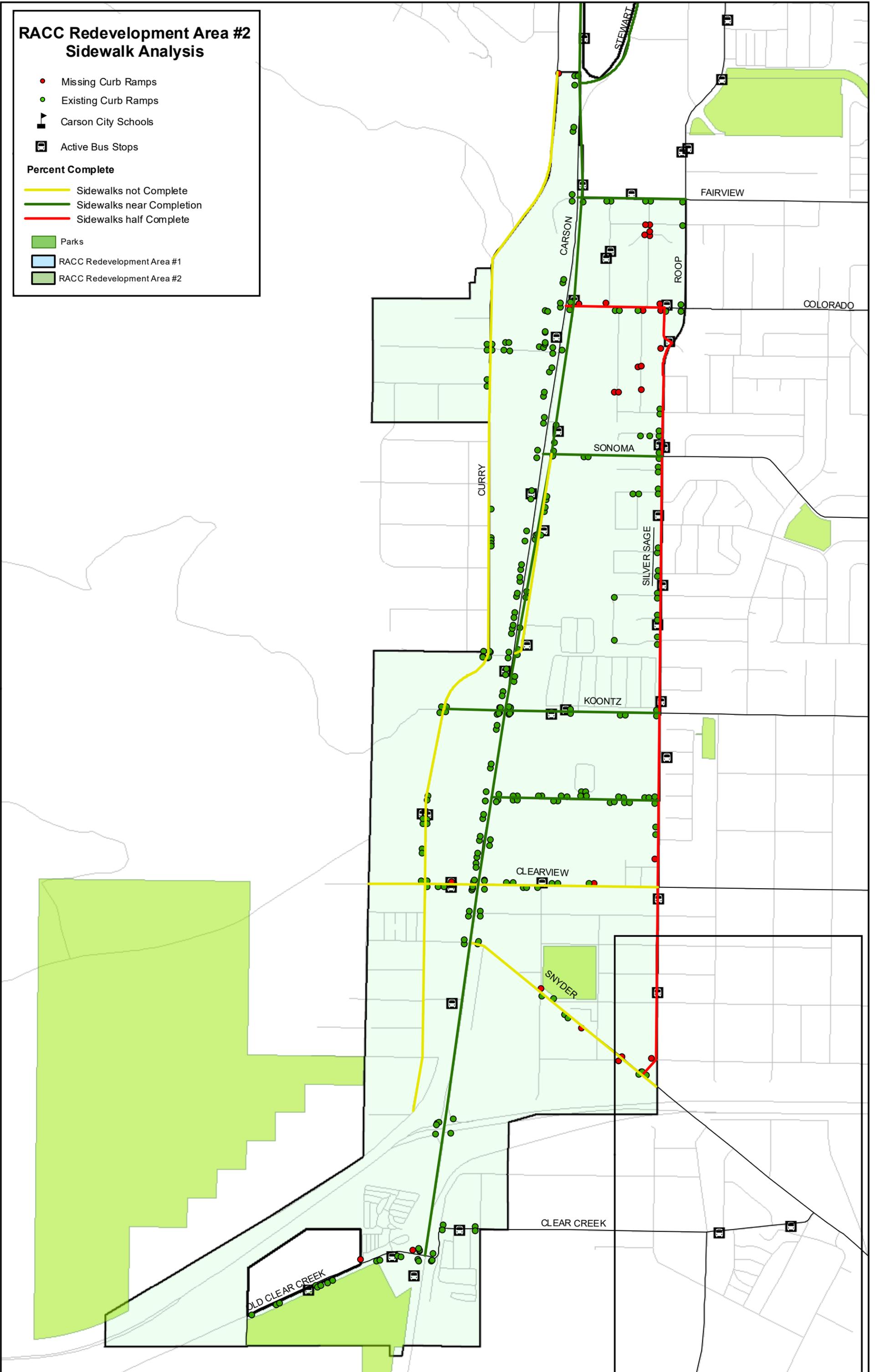
RACC Redevelopment Area #2 Sidewalk Analysis

- Missing Curb Ramps
- Existing Curb Ramps
- ▣ Carson City Schools
- ▣ Active Bus Stops

Percent Complete

- Sidewalks not Complete
- Sidewalks near Completion
- Sidewalks half Complete

- ▣ Parks
- ▣ RACC Redevelopment Area #1
- ▣ RACC Redevelopment Area #2



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



Capital Improvement Funding Request Form

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PROJECT LOCATION:

REQUESTING ORGANIZATION/DEPARTMENT:

ORGANIZATION/DEPARTMENT _____

NAME OF PROJECT APPLICANT/LEAD _____

PHONE # _____

EMAIL _____

\$ _____
REDEVELOPMENT FUNDING REQUESTED

\$ _____
TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

PROJECT DESCRIPTION:

EXPECTED PROJECT START DATE:

EXPECTED PROJECT COMPLETION DATE:

PROPOSED BUDGET:

| FUNDING SOURCE | FISCAL YEAR | \$ AMOUNT |
|----------------------------------|--------------------|------------------|
| 603 Redevelopment Revolving Fund | FY | \$ |
| | FY | \$ |

TOTAL: \$

Explain why redevelopment funds are needed to complete this project:

Describe how the project will advance at least one of the following factors pursuant to the Redevelopment Authority Policies and Procedures (check each that apply and describe below):

- Encourages the creation of new business or other appropriate development.
- Creates jobs or other business opportunities for nearby residents.
- Increases local revenues from desirable sources.
- Increases levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located.
- Possesses attributes that are unique, either as to type of use or level of quality and design.

Description of how project will advance the above factors:

COMPLIANCE WITH APPLICABLE REDEVELOPMENT PLAN:

Explain how the project complies with and advances the objectives of the Redevelopment Plan for the Plan Area in which the project is located (check each that apply and describe below; refer to the applicable Redevelopment Area Plan for a complete list of objectives):

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Encourage and assist in providing "people oriented areas" in the Downtown for daytime and evening special events and promotional activity.

Underground present overhead utility systems where feasible.

Establish the highest possible level of recreational opportunity for the residents and visitors of all age levels.

Description of how project meets the above objectives:

REDEVELOPMENT AREA PLAN #2 (SOUTH CARSON STREET):

Assist auto dealers with site acquisition.

Assist auto dealers with relocation from other parts of the region to South Carson Street.

Assist in the expansion of the number of new car franchises.

Assist with the development of the former Nevada National Guard armory site.

Improve traffic circulation, landscaping and streetscape.

Assist with re-use of vacant retail buildings.

Extend public infrastructure to serve new development on commercial properties.

Description of how project meets the above objectives:

APPLICATION SUBMITTAL CHECKLIST:

Submit one PDF copy of the following:

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A vicinity map showing the location of the project.

A set of conceptual plans for the proposed improvements including a site plan, floor plans and building elevations, as applicable, reduced to be legible on a printed sheet no larger than 11"x17" in size.

Application Procedures:

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



Capital Improvement Funding Request Form

PROJECT TITLE:

PROJECT LOCATION:

REQUESTING ORGANIZATION/DEPARTMENT:

ORGANIZATION/DEPARTMENT _____

NAME OF PROJECT APPLICANT/LEAD _____

PHONE # _____

EMAIL _____

\$ _____
REDEVELOPMENT FUNDING REQUESTED

\$ _____
TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

PROJECT DESCRIPTION:

EXPECTED PROJECT START DATE:

EXPECTED PROJECT COMPLETION DATE:

PROPOSED BUDGET:

| FUNDING SOURCE | FISCAL YEAR | \$ AMOUNT |
|----------------------------------|--------------------|------------------|
| 603 Redevelopment Revolving Fund | FY | \$ |
| | FY | \$ |

TOTAL: \$

Explain why redevelopment funds are needed to complete this project:

Describe how the project will advance at least one of the following factors pursuant to the Redevelopment Authority Policies and Procedures (check each that apply and describe below):

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- Creates jobs or other business opportunities for nearby residents.
- Increases local revenues from desirable sources.
- Increases levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located.
- Possesses attributes that are unique, either as to type of use or level of quality and design.

Description of how project will advance the above factors:

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Provide information and directional kiosks in convenient pedestrian locations.

Improve the appearance of commercial areas through street beautification programs.

Encourage more intensive landscaping on Downtown properties and parking lots.

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Establish the highest possible level of recreational opportunity for the residents and visitors of all age levels.

Description of how project meets the above objectives:

REDEVELOPMENT AREA PLAN #2 (SOUTH CARSON STREET):

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Improve traffic circulation, landscaping and streetscape.

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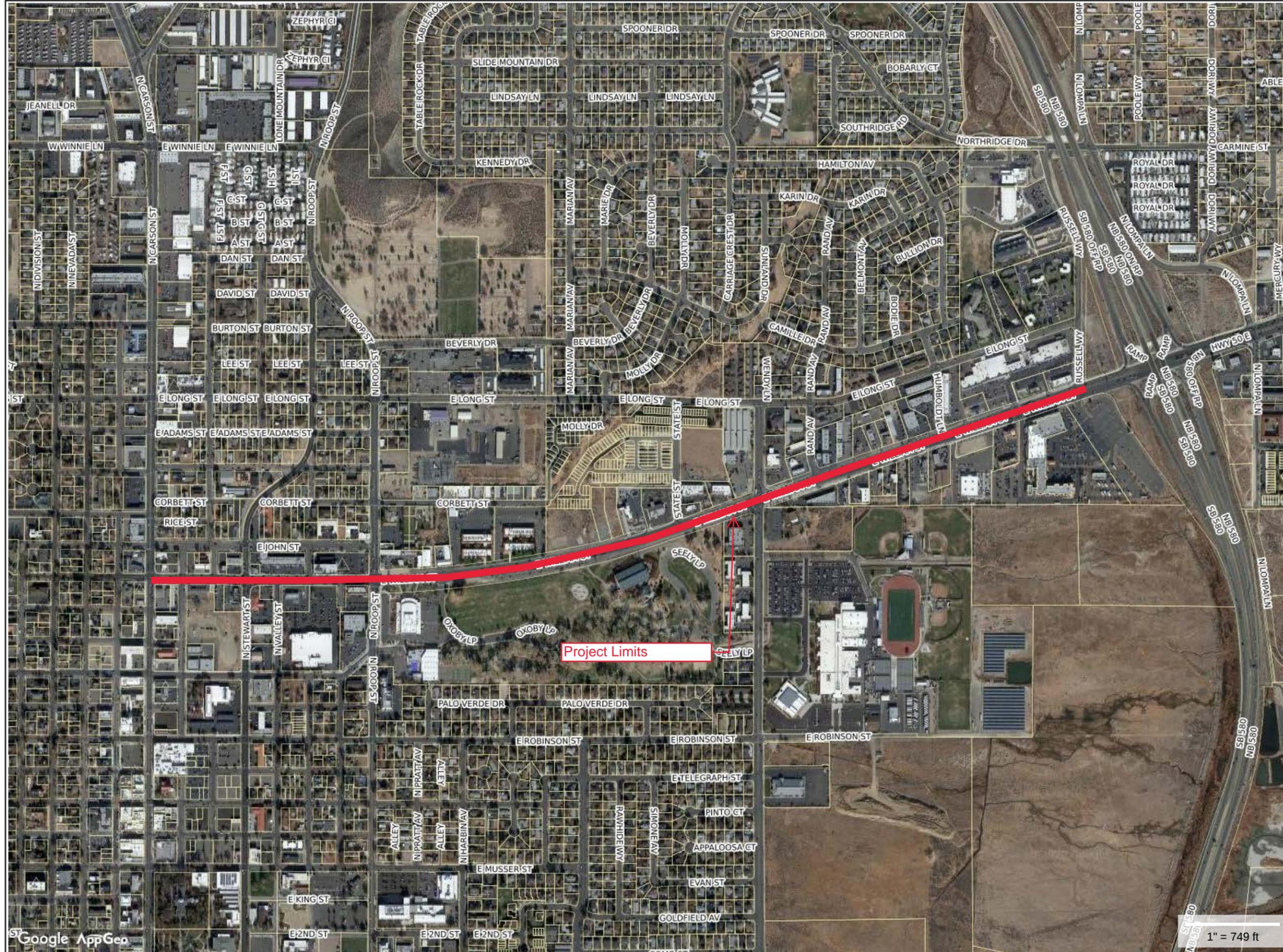
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Geometry updated 11/17/2018
Data updated 11/17/2018

East William Complete Streets Project

William Street is a former State Highway that now serves as a primary commercial gateway from the I-580 Freeway into the City's downtown core. It is closely connected to residential areas to the north and south of the corridor and separates a large community park from a large mixed-use and residential neighborhood to the north. Current conditions of the roadway—including excessive right-of-way width, poor lighting, and lack of sidewalk connectivity and safe street crossing locations—have led to pedestrian-vehicular accidents and a pedestrian death.

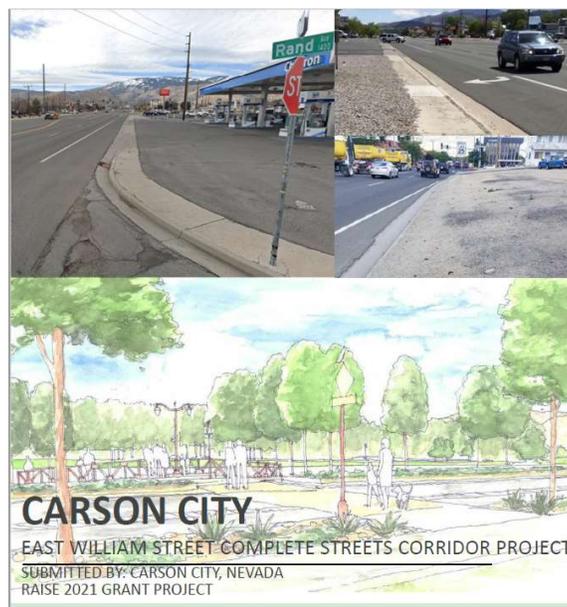
The underground utilities along this corridor have in most cases passed their useful lives in terms of pipe materials that have started to degrade and come apart in recent years. As part of the overall project the City would replace these worn and faulty pipes to insure there is both readily available safe drinking water as well as wastewater facilities that don't contaminate the environment.

Carson City was selected in 2014 as one of three state capitals to work with the EPA on its *Greening America's Capitals* (GAC) project¹. The result was the development of conceptual plans to update this main, commercial corridor leading to the City's core, incorporating sustainable infrastructure that protects the environment, economy, and public health of Carson City. As envisioned within the GAC report, the constructed project will include:

- Improved pedestrian facilities and crossings at key intersections and along East William Street.
- New infrastructure to increase bicycle comfort and safety to encourage bicycle ridership.
- Improved vehicle circulation and reduced traffic speeds to improve safety for all corridor users.
- Incorporation of green infrastructure techniques along the corridor to help manage stormwater.
- A defined sense of place and unique character along East William Street through business investment, public art installations, and attractive landscaping.
- An established gateway to downtown Carson City from US 50 E and the I-580 intersection.

Project at a Glance

- 1.5 miles of Commercial Corridor Improvements.
- Conceptual Plan has been completed.
- \$17.4M Construction Cost
- Meets 2 City Strategic Goals of Economic Development and Sustainable Infrastructure.
- 12 months to design and 12 months of construction.



¹ https://www.epa.gov/sites/production/files/2018-07/documents/gac_carson_city_final_report_508.pdf

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Capital Improvement Funding Request Form

PROJECT TITLE:

PROJECT LOCATION:

REQUESTING ORGANIZATION/DEPARTMENT:

ORGANIZATION/DEPARTMENT _____

NAME OF PROJECT APPLICANT/LEAD _____

PHONE # _____

EMAIL _____

\$ _____
REDEVELOPMENT FUNDING REQUESTED

\$ _____
TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

PROJECT DESCRIPTION:

EXPECTED PROJECT START DATE:

EXPECTED PROJECT COMPLETION DATE:

PROPOSED BUDGET:

| FUNDING SOURCE | FISCAL YEAR | \$ AMOUNT |
|----------------------------------|--------------------|------------------|
| 603 Redevelopment Revolving Fund | FY | \$ |
| | FY | \$ |

TOTAL: \$

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Underground present overhead utility systems where feasible.

Establish the highest possible level of recreational opportunity for the residents and visitors of all age levels.

Description of how project meets the above objectives:

REDEVELOPMENT AREA PLAN #2 (SOUTH CARSON STREET):

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- Assist with the development of the former Nevada National Guard armory site.
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APPLICATION SUBMITTAL CHECKLIST:

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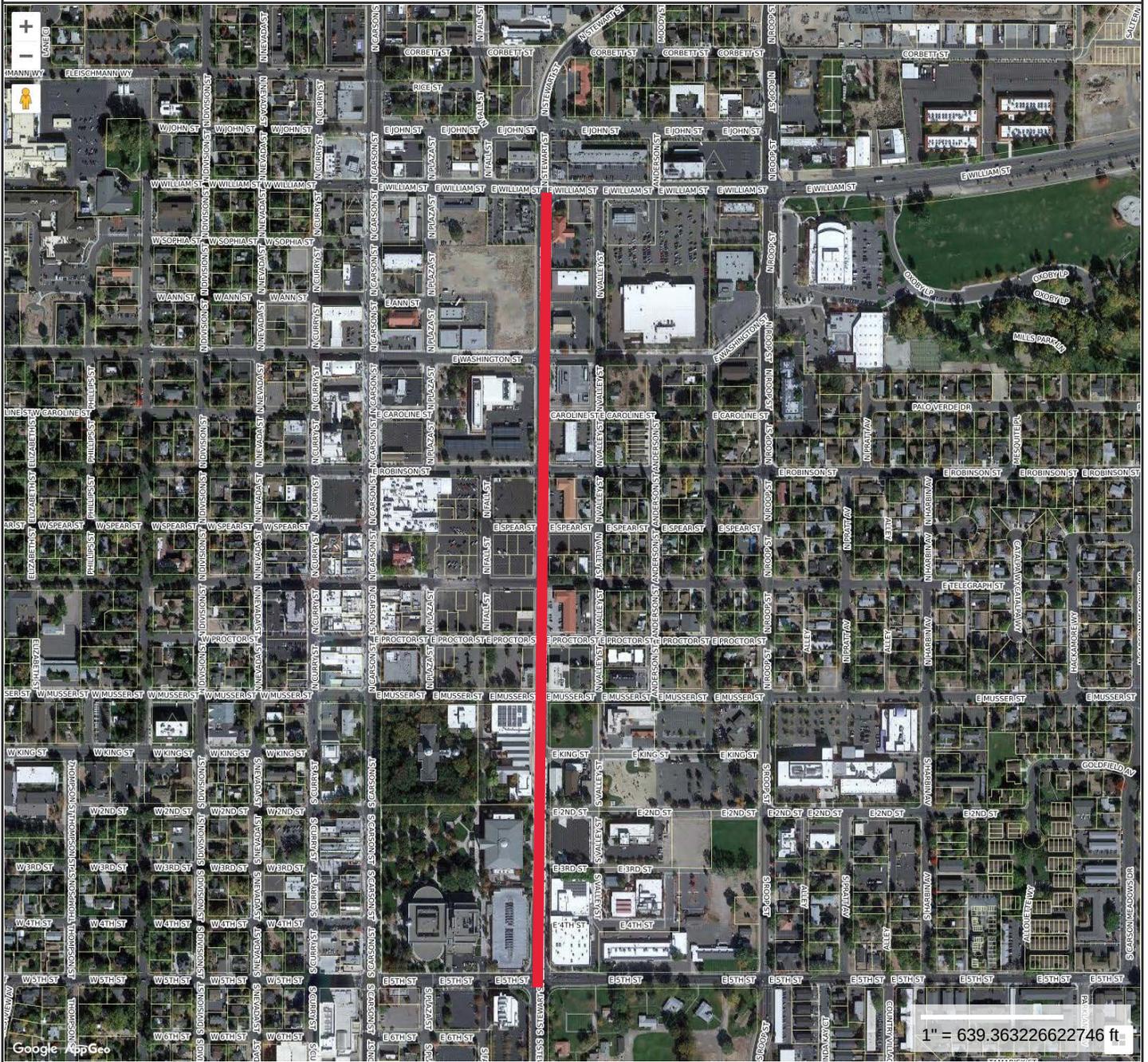
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A vicinity map showing the location of the project.

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Capital Improvement Funding Request Form

PROJECT TITLE:

PROJECT LOCATION:

REQUESTING ORGANIZATION/DEPARTMENT:

ORGANIZATION/DEPARTMENT _____

NAME OF PROJECT APPLICANT/LEAD _____

PHONE # _____

EMAIL _____

\$ _____
REDEVELOPMENT FUNDING REQUESTED

\$ _____
TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

PROJECT DESCRIPTION:

EXPECTED PROJECT START DATE:

EXPECTED PROJECT COMPLETION DATE:

PROPOSED BUDGET:

| FUNDING SOURCE | FISCAL YEAR | \$ AMOUNT |
|----------------------------------|--------------------|------------------|
| 603 Redevelopment Revolving Fund | FY | \$ |
| | FY | \$ |

TOTAL: \$

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Encourage and assist in providing "people oriented areas" in the Downtown for daytime and evening special events and promotional activity.

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Assist with re-use of vacant retail buildings.

Extend public infrastructure to serve new development on commercial properties.

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APPLICATION SUBMITTAL CHECKLIST:

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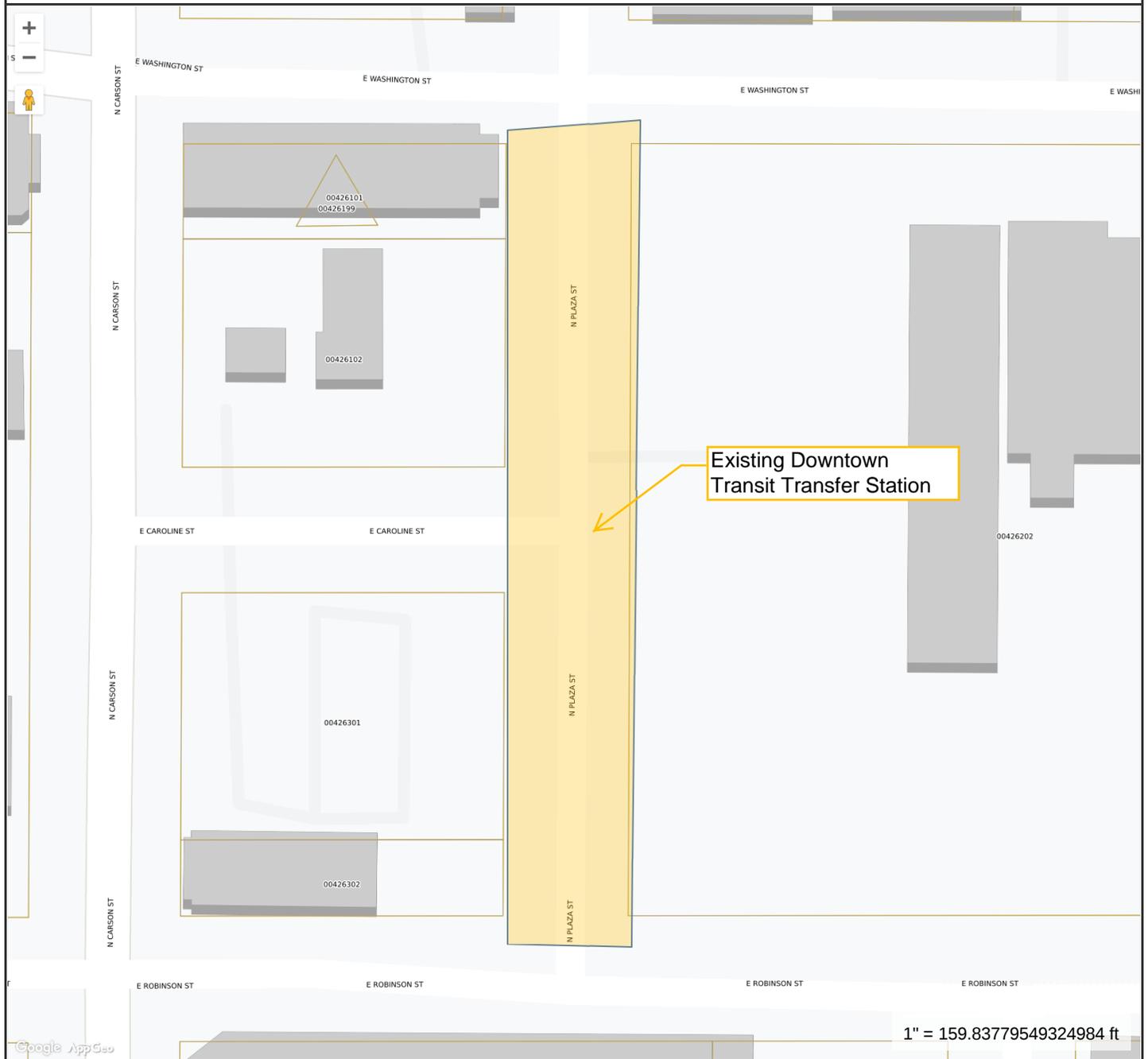
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Vicinity Map - Downtown Transit Transfer Center



Existing Downtown
Transit Transfer Station

1" = 159.83779549324984 ft



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Capital Improvement Funding Request Form

PROJECT TITLE:

PROJECT LOCATION:

REQUESTING ORGANIZATION/DEPARTMENT:

ORGANIZATION/DEPARTMENT _____

NAME OF PROJECT APPLICANT/LEAD _____

PHONE # _____

EMAIL _____

\$ _____
REDEVELOPMENT FUNDING REQUESTED

\$ _____
TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

PROJECT DESCRIPTION:

EXPECTED PROJECT START DATE:

EXPECTED PROJECT COMPLETION DATE:

PROPOSED BUDGET:

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| 603 Redevelopment Revolving Fund | FY | \$ |
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TOTAL: \$

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Encourage more intensive landscaping on Downtown properties and parking lots.

Encourage and assist in providing "people oriented areas" in the Downtown for daytime and evening special events and promotional activity.

Underground present overhead utility systems where feasible.

Establish the highest possible level of recreational opportunity for the residents and visitors of all age levels.

Description of how project meets the above objectives:

REDEVELOPMENT AREA PLAN #2 (SOUTH CARSON STREET):

Assist auto dealers with site acquisition.

Assist auto dealers with relocation from other parts of the region to South Carson Street.

Assist in the expansion of the number of new car franchises.

Assist with the development of the former Nevada National Guard armory site.

Improve traffic circulation, landscaping and streetscape.

Assist with re-use of vacant retail buildings.

Extend public infrastructure to serve new development on commercial properties.

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APPLICATION SUBMITTAL CHECKLIST:

Submit one PDF copy of the following:

Completed Capital Improvement Funding Request form.

A vicinity map showing the location of the project.

A set of conceptual plans for the proposed improvements including a site plan, floor plans and building elevations, as applicable, reduced to be legible on a printed sheet no larger than 11"x17" in size.

Application Procedures:

1. Applications are due to the Community Development Department by January 15 each year in order to be considered by the RACC and Redevelopment Authority in the first round of funding for the following fiscal-year budget (i.e. beginning July 1 of that year).
2. The RACC will review Capital Improvement Funding Request applications at its February meeting and make a recommendation to the Redevelopment Authority regarding all requests.
3. The Redevelopment Authority will review the applications at its second meeting in March to allocate available Undesignated Redevelopment funds to approved capital improvement projects. Finance will prepare the following fiscal-year tentative budget in accordance with the approved budget allocations.
4. Applications submitted after January 15 each year may be considered by the RACC and Redevelopment Authority on a case-by-case basis subject to the availability of Undesignated Redevelopment funds after the initial round of projects are included in the tentative budget for the applicable fiscal year.

From: [Hope Sullivan](#)
To: [Dan Stucky](#); [Christie Overlay](#)
Cc: [Darren Schulz](#); [Randall Rice](#); [Brianna Greenlaw](#); [Christopher Martinovich](#)
Subject: RE: 2024 Redevelopment Expenditure Request from Public Works
Date: Tuesday, January 24, 2023 8:54:52 AM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Got it.

Hope Sullivan, AICP
 Community Development Director
 Carson City, NV
 775-283-7922 (direct)



From: Dan Stucky <DStucky@carson.org>
Sent: Tuesday, January 24, 2023 8:52 AM
To: Hope Sullivan <HSullivan@carson.org>; Christie Overlay <COverlay@carson.org>
Cc: Darren Schulz <DSchulz@carson.org>; Randall Rice <RRice@carson.org>; Brianna Greenlaw <BGreenlaw@carson.org>; Christopher Martinovich <CMartinovich@carson.org>
Subject: RE: 2024 Redevelopment Expenditure Request from Public Works

Once edit in red below.

From: Dan Stucky
Sent: Monday, January 23, 2023 6:20 PM
To: Hope Sullivan <HSullivan@carson.org>; Christie Overlay <COverlay@carson.org>
Cc: Darren Schulz <DSchulz@carson.org>; Randall Rice <RRice@carson.org>; Brianna Greenlaw <BGreenlaw@carson.org>; Christopher Martinovich <CMartinovich@carson.org>
Subject: 2024 Redevelopment Expenditure Request from Public Works

Hope and Christy,

Thanks you for your patience on this. Below is summary of Public Works requests for FY2024 Redevelopment funds. Highlighted items in yellow denote changes from initial FY2024 request made as part of the 5-year plan. I added notes giving some background for the requests that you may be able to use for your staff report. Only one new project- see attached Capital Improvement Funding Request Form. Please let me know if you have questions or need further clarification.

| Objective/Project/Program | Previous Request for FY2024 | UPDATED Request for FY2024 | Notes |
|--|-----------------------------|----------------------------|---|
| Engine House Arches- Design and Construction | | \$ 400,000 | Due to significant construction cost inflation observed over the last 18 months, the uniqueness of the project, and the specialty construction techniques required to build the project, additional funding is required to complete the project. The project is nearing the completion of design with construction planned for 2023. |
| East William Complete Streets Project | | \$ 400,000 | Due to significant construction cost inflation observed over the last 18 months, more funding is required from all the project funding sources in order to build a complete streets project that meets the scope and vision that the Board of Supervisors laid out for the William Street Corridor in the 2014 plan of expenditures. Additional utility funding, infrastructure tax funding, as well as an additional \$400,000 in FY2024 redevelopment funds is necessary to construct the East William Complete Streets Project. Design is nearly 60% complete with construction anticipated to start by the end of 2023. |
| Appion Way Intersection Improvements | \$ 500,000 | \$ 200,000 | The City was successful in receiving a significant federal grant to partially fund the Appion Way Intersection Improvement Project, therefore the entire initial amount requested in the 5-year plan is no longer needed. Only \$200,000 in FY2024 Redevelopment funds are now required to fund the remaining "unfunded" amount. Design of the project is nearing completion. Construction is planned to start in FY2024 pending receipt of federal funding. |
| Sidewalk & ADA Improvements | \$ 200,000 | \$ 200,000 | |
| Downtown Transit Center Improvement Project | \$ 250,000 | \$ 70,000 | The \$250,000 originally requested in the 5-year plan for construction is no longer needed in FY24 because construction will likely not happen until FY2026. Now that the feasibility study is nearing completion, staff now has a better feel for what the final scope of the project will be, as well as design costs. An additional \$70,000 in FY2024 funds is needed to help partially fund the design of the new Downtown Transit Center. These redevelopment funds will help serve as the local match to leverage federal transit funds to fully fund the design of the project. |
| Stewart Street Streetscape and Sidewalk Improvements | \$ 100,000 | \$ 100,000 | |
| Downtown Trash Enclosure Project (NEW) | | \$ 25,000 | See attached Capital Improvement Funding Request Form |
| TOTAL = | \$ 1,050,000 | \$ 1,395,000 | |

Thanks,



Dan Stucky, PE | Deputy Public Works Director
Public Works Department | Carson City
3505 Butti Way, Carson City, NV 89701
Direct: 775-283-7084 | Email: dstucky@carson.org



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



Capital Improvement Funding Request Form

PROJECT TITLE:

PROJECT LOCATION:

REQUESTING ORGANIZATION/DEPARTMENT:

ORGANIZATION/DEPARTMENT _____

NAME OF PROJECT APPLICANT/LEAD _____

PHONE # _____

EMAIL _____

\$ _____
REDEVELOPMENT FUNDING REQUESTED

\$ _____
TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

PROJECT DESCRIPTION:

EXPECTED PROJECT START DATE:

EXPECTED PROJECT COMPLETION DATE:

PROPOSED BUDGET:

| FUNDING SOURCE | FISCAL YEAR | \$ AMOUNT |
|----------------------------------|--------------------|------------------|
| 603 Redevelopment Revolving Fund | FY | \$ |
| | FY | \$ |

TOTAL: \$

Explain why redevelopment funds are needed to complete this project:

Describe how the project will advance at least one of the following factors pursuant to the Redevelopment Authority Policies and Procedures (check each that apply and describe below):

- Encourages the creation of new business or other appropriate development.
- Creates jobs or other business opportunities for nearby residents.
- Increases local revenues from desirable sources.
- Increases levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located.
- Possesses attributes that are unique, either as to type of use or level of quality and design.

Description of how project will advance the above factors:

COMPLIANCE WITH APPLICABLE REDEVELOPMENT PLAN:

Explain how the project complies with and advances the objectives of the Redevelopment Plan for the Plan Area in which the project is located (check each that apply and describe below; refer to the applicable Redevelopment Area Plan for a complete list of objectives):

REDEVELOPMENT AREA PLAN #1 (DOWNTOWN):

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.

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.

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**Carson City Redevelopment
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108 East Proctor Street
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TOTAL ESTIMATED PROJECT COST

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Redevelopment Area #2

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