

CARSON CITY REDEVELOPMENT AUTHORITY

Minutes of the April 20, 2023 Meeting

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A meeting of the Carson City Redevelopment Authority was scheduled to take place during the Board of Supervisors meeting on Thursday, April 20, 2023, in the Community Center Robert "Bob" Crowell Boardroom, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Lori Bagwell
Vice Chairperson Stacey Giomi
Member Curtis Horton
Member Lisa Schuette
Member Maurice White

STAFF: Nancy Paulson, City Manager
Scott Hoen, Clerk-Recorder
Dan Yu, Assistant District Attorney
Stephanie Hicks, Deputy City Manager
Tamar Warren, Senior Deputy Clerk

NOTE: A recording of these proceedings, the Redevelopment Authority's agenda materials, and any written comments or documentation provided to the Clerk during the meeting are part of the public record. These materials are available for review, in the Clerk's Office, during regular business hours.

21. CALL TO ORDER – REDEVELOPMENT AUTHORITY

(2:38:15) – Chairperson Bagwell called the meeting to order at 2:38 p.m.

22. ROLL CALL

(2:38:50) – Mr. Hoen called roll and noted the presence of a quorum.

23. PUBLIC COMMENT

(2:39:22) – Chairperson Bagwell entertained public comments; however, none were forthcoming.

24. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – FEBRUARY 2, 2023

(2:39:27) – Chairperson Bagwell introduced the item and entertained comments, corrections, and/or a motion.

(2:39:34) – Vice Chair Giomi moved to approve the minutes of the February 2, 2023 Redevelopment Authority meeting minutes. The motion was seconded by Member White and carried 5-0-0.

25. COMMUNITY DEVELOPMENT

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25.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE FISCAL YEAR (“FY”) 2024 REDEVELOPMENT DISCRETIONARY FUNDS TENTATIVE BUDGET ALLOCATIONS TO IMPLEMENT REDEVELOPMENT OBJECTIVES.

(2:40:02) – Chairperson Bagwell introduced the item. Community Development Director Hope Sullivan presented the Staff Report, incorporated into the record, which included the FY 2024 Redevelopment Discretionary Funds Tentative Budget Allocations based on recommendations from the Redevelopment Authority Citizens Committee (RACC) and amendments by the Board of Supervisors in its April 6, 2023 meeting. She specifically highlighted the V&T Engine House Arches project budgeted at \$676,996 (with the requested Redevelopment Funding for \$400,000) over four years. Ms. Sullivan stated that the RACC members had recommended a public-private partnership and wondered if it should be delayed to further explore that option. She highlighted a portion of the Staff Report that listed several unfunded projects and explained that they had not yet been reviewed by the RACC. Chairperson Bagwell invited the Authority members to discuss each page as necessary.

(2:48:10) – Vice Chair Giomi was in favor of proceeding with the V&T Engine House Arches Project and proposed a possible scaled-down project for expediency. Public Works Deputy Director Dan Stucky provided background on the Engine House sandstone that had been salvaged after the building had been torn down. He also explained that in order to maintain the integrity of the materials national experts had been involved which had increased the project cost. The most recent iteration of the project would require cutting the sandstone and utilizing it as a veneer to cover a robust steel-based structure. Mr. Stucky believed that reducing the project to one arch would also lower the cost. Vice Chair Giomi stressed the historic significance of the arches and the V&T Railroad, as evidenced by the thousands of visitors that attended the Railroad Museum event in 2022.

(2:52:22) – Chairperson Bagwell was also concerned about the public-private venture because of the delays it would cause. She believed that benefactors could still come forward if they wished but was in favor of moving the project along. Member White recommended placing the arches at the South Carson Street roundabout, but Vice Chair Giomi believed it would be risky since people would want to take pictures. Chair Bagwell pointed out that historically the railroad had not been extended to that location. Member Schuette believed that it would be difficult to take a picture when the structure is 22 feet tall. She recommended keeping the two-arch concept but making it shorter. Mr. Stucky noted that the design was “ready to go” but the actual cost could not be determined until the final bids have been received. Vice Chair Giomi preferred to keep the arches historically accurate and not reduce the size which would diminish the impact. Member Horton echoed Vice Chair Giomi’s sentiments and wished to keep it as original as possible. Member White was also in favor of keeping the original design and it was agreed to solicit bids based on the original design.

(2:58:04) – Mr. Stucky updated the Authority on the Jump Around Carson (JAC) Transit Center feasibility study and noted that the different alternatives, along with a recommendation, would be presented to the Regional Transportation Commission (RTC) in June. Mr. Stucky believed that the Redevelopment funds could be used as a match for design costs. Chairperson Bagwell recommended having the funds as Undesignated until needed.

(3:02:24) – Supervisor White wished to prioritize the Foreman Robert’s House second-floor exterior door (and evaluate the entire building) above the V&T Engine House Arches Project and recommended adding the Façade

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Improvement funds to it. Mr. Stucky clarified that a Facility Condition Assessment Study had already been done which had resulted in identifying improvements that would be done there.

(3:10:08) – Chief Financial Officer Sheri Russell-Benabou informed Vice Chair Giomi that the undesignated funds, once approved, would be \$79,187 for FY 2023 and \$121,89 for FY 2024 with the option of unused FY 2023 funds moving to 2024 as well. Mr. Stucky noted that the ARPA funds allocated for HVAC projects would be used. Chairperson Bagwell did not wish to approve the Carson City Mural and Music Festival (\$10,000) funding request without RACC approval first. She also noted that the unused FY 2023 undesignated funds should be moved to FY 2024. Ms. Sullivan did not recommend the Community Center interior painting (\$163,185) until after the HVAC installation. Chairperson Bagwell entertained public comments and when none were forthcoming, a motion.

(3:16:11) – Vice Chair Giomi moved to incorporate the recommendations of RACC into the Fiscal Year 2024 Redevelopment budget with the following changes: \$70,000 for the Transit Center will be moved to the Undesignated Fund, \$12,000 for the Foreman Robert's House fence replacement will be funded, \$55,000 for the Foreman Robert's House second floor exterior door will be funded, and the Community Center HVAC will be funded. The motion was seconded by Member Schuette.

RESULT:	APPROVED (4-1-0)
MOVER:	Vice Chair Giomi
SECONDER:	Member Schuette
AYES:	Vice Chair Giomi, Member Horton, Member Schuette, and Chair Bagwell
NAYS:	Member White
ABSTENTIONS:	None
ABSENT:	None

26. FINANCE

26.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED CARSON CITY REDEVELOPMENT AUTHORITY FISCAL YEAR ("FY") 2024 TENTATIVE BUDGET AND CAPITAL IMPROVEMENT PROGRAM ("CIP").

(3:18:03) – Chairperson Bagwell introduced the item. Ms. Russell-Benabou presented the *Carson City Redevelopment Authority FY 2024 Tentative Budget and Capital Improvement Program* which is incorporated into the record, and acknowledged the changes discussed during item 26.A would be incorporated into the Tentative Budget. Discussion ensued regarding the \$25,000 reduction in the Façade Improvement Program. Vice Chair Giomi recommended not moving the remaining \$25,000 to the Undesignated Fund should there be an application to rehabilitate a Redevelopment District. Ms. Sullivan was in agreement and believed that the Foreman Robert's House could be one of the Façade Improvement fund recipients. She also wished to provide RACC with the opportunity for input. Member White explained that he had not been in favor of the Façade Improvement Program in general because taxpayer money supported private property and wished to spend the money on the exterior of the Foreman Robert's House this year. Chair Bagwell believed RACC should be able to discuss and make a recommendation. Parks, Recreation and Open Space Director Jennifer Budge clarified that according to the deed, the Foreman Robert's House is a City park, the exterior of which would be taken care of

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by the Parks, Recreation, and Open Space Department. She believed that improvements such as the fence could take place; however, she cautioned that the State Historic Preservation Office (SHPO) covenants on that land could delay the SHPO approvals. Ms. Russell-Benabou offered to leave the budget as is for now and wait to change it during the first round of budget augmentations. Chairperson Bagwell entertained public comments; however, none were forthcoming. She also entertained a motion.

(3:34:59) – Vice Chair Giomi moved to approve the proposed Tentative Budget and CIP and direct staff to implement the changes discussed today and return to this Board with a final budget for adoption at the meeting scheduled for May 18, 2023. The motion was Seconded by Member White.

RESULT:	APPROVED (5-0-0)
MOVER:	Vice Chair Giomi
SECONDER:	Member White
AYES:	Vice Chair Giomi, Members Horton, Schuette, White, and Chair Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

27. CITY MANAGER

27.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING (1) THE PROPOSED EXECUTION OF AN ACKNOWLEDGEMENT OF SATISFACTION OF PROMISSORY NOTE ACKNOWLEDGING THAT, AS OF MARCH 31, 2023, THEO PROPERTIES LLC AND JODA LIMITED PARTNERSHIP ("BORROWERS") HAVE FULLY SATISFIED ALL AMOUNTS OWED UNDER THE JANUARY 1, 2012 CONSOLIDATED PROMISSORY NOTE ("NOTE"); AND (2) THE PROPOSED EXECUTION AND RECORDATION OF SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE DOCUMENTS TO RELEASE THE DEEDS OF TRUST SECURING THE NOTE THAT ARE RECORDED AGAINST REAL PROPERTY CURRENTLY DESIGNATED AS ASSESSOR PARCEL NUMBERS ("APN") 009-153-19, 009-111-41 AND 009-111-42.

(3:35:35) – Chairperson Bagwell introduced the item and entertained member and/or public comments and when none were forthcoming, a motion.

(3:36:21) – Vice Chair Giomi moved to approve execution of the Acknowledgement of Satisfaction of Promissory Note and execution and recordation of the Substitution of Trustee and Full Reconveyance documents for the Deeds of Trust securing the Note. The motion was Seconded by Member Schuette.

RESULT:	APPROVED (5-0-0)
MOVER:	Vice Chair Giomi
SECONDER:	Member Schuette
AYES:	Vice Chair Giomi, Members Horton, Schuette, White, and Chair Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

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28. PUBLIC COMMENT

(3:37:02) – Chairperson Bagwell entertained public comments; however, none were forthcoming.

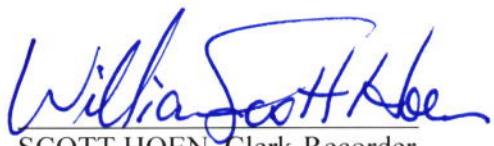
29. FOR POSSIBLE ACTION: TO ADJOURN AS THE REDEVELOPMENT AUTHORITY

(3:37:14) – Chairperson Bagwell adjourned the Redevelopment Authority meeting at 3:37 p.m.

The Minutes of the April 20, 2023 Carson City Redevelopment Authority meeting are so approved on this 18th day of May, 2023.


LORI BAGWELL, Chair

ATTEST:


SCOTT HOEN, Clerk-Recorder