



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

**Meeting Date:** March 4, 2024

**Staff Contact:** Hope Sullivan, Community Development Director ([hsullivan@carson.org](mailto:hsullivan@carson.org), (775) 283-7922)

**Agenda Title:** For Possible Action: Discussion and possible action regarding the Fiscal Year ("FY") 2025 Redevelopment discretionary funds tentative budget allocations and a recommendation 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 2025. The recommendations will be used by the Redevelopment Authority to consider budget allocations for the FY 2025.

**Proposed Motions:**

I move to recommend to the Redevelopment Authority approval of the Fiscal Year 2025 Redevelopment budget with the inclusion of discretionary funding as proposed.

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**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 2025 Redevelopment budget.

The City's Chief Financial Officer anticipates that the total revenue into the FY 2025 redevelopment account will be \$3,984,432. There is currently approximately 2.2 million dollars that is undesignated, meaning not assigned to a particular project.

FY 25 funding for Farmers Market, Christmas Tree Lighting and July 4th Fireworks is presented as was proposed in the February 2022 five-year plan.

The funding for capital projects is being reconsidered given the City's future building / space needs. Specifically, for the FY 25 budget, redevelopment staff is recommending limited funding for sidewalks, roads, parks and recreation projects. This will result in funds being allocated as "undesignated" so that the funds will be available when the City is ready to pursue design and construction. In making this recommendation, redevelopment staff is ensuring that any contractual obligations or matching fund obligations are met.

## **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;*

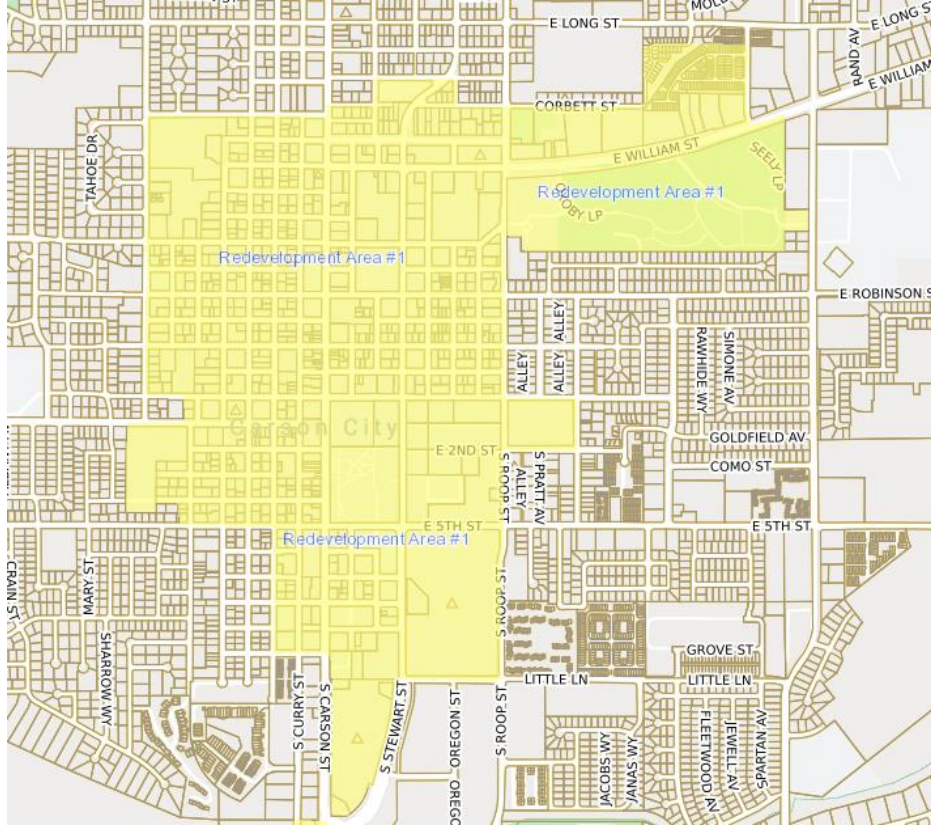
*321. Promote greater cooperation between City and School District in the joint use of public land for school-park-recreation purposes;*

*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.*

## REDEVELOPMENT AREA 1



Carson City Redevelopment Project No. 2 was created on September 28, 2004 and will expire on September 28, 2034. Redevelopment Project No. 2 is generally along South Carson Street, but also includes the Kmart site along North Carson Street. The following redevelopment actions are identified to achieve the goals of the redevelopment area:

### Specific Redevelopment Activities

*The Redevelopment Authority plans to carry out the following strategies to achieve the goals of redevelopment in Project Area No. 2:*

1. *Assistance with site acquisition: The Redevelopment Authority, by assisting with site acquisition for auto dealers, has the ability to influence the economics related to the expansion or retention of auto sales on South Carson Street. The use of financing tools and public/private partnerships will allow the Redevelopment Authority to work with existing auto dealers to obtain commitments to remain doing business and to expand their operations on South Carson Street.*
2. *Relocation assistance: The Redevelopment Authority has the capability to assist auto dealers to relocate from other parts of the region to South Carson Street. For example, auto sales operations currently located on North Carson Street could benefit from clustering with the dealers on South Carson Street to produce the synergy of an auto row.*

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.*

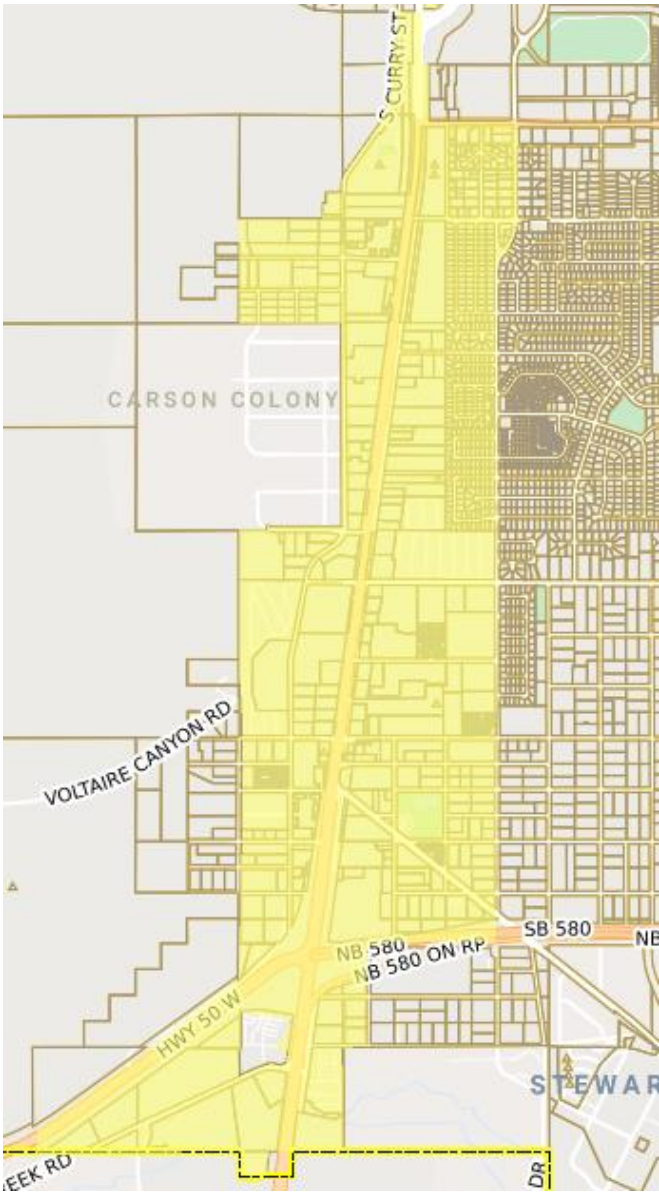
10. *NDOT right-of-way: The Nevada Department of Transportation owns significant right-of-way along Carson Street. In some cases, NDOT owns up to 70 feet of property behind existing street improvements. This significantly limits adjacent property owners' ability to use this property for economic development 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 REDEVELOPMENT REQUESTS:

The below table shows discretionary funding in FY 2024 and FY 2025, the requested amount and redevelopment staff’s recommendation. To the extent there is funding not associated with a project, it will be placed in an “undesignated” line item. Note that the Redevelopment Authority may augment the budget after adoption if it finds that a project should receive funding.

Service / Project	FY 2024 funding	FY 2025 request	FY 2025 recommendation	Comments
Professional Services	\$35,000	0	0	
Arts & Culture	\$50,000	\$60,000	\$50,000	Request attached
Nevada Day	\$25,000		\$25,000	
Farmers Market	\$22,000		\$20,000	Reduction per 2022 Redevelopment Authority direction
Tree Lighting	\$10,000		\$10,000	
July Fireworks	\$17,125		\$15,000	\$2,125 in FY 24 was for Parks Dept. to rent portapotties at Mills Park
Event St. Closure	\$25,000		0	
Façade Improvement	\$25,000		0	
Downtown Equip & Infrastructure	\$25,000		\$25,000	
Utility Ext / Sidewalk Replacement	\$20,000		\$0	
Park Signs	\$19,601	\$25,000	0	Request attached
Bob Boldrick Light Boards	0	\$26,000	\$26,000	Request attached
Engine House Arch	\$612,001	Roll funds forward	\$100,000 (roll forward from FY 24)	The \$100,000 will allow for fulfillment of existing obligations.
JAC Transit Center	\$100,000	0	0	
Colorado St.	\$263,667	Roll funds forward	\$263,667 (roll forward from FY 24)	Project is complete but final payment is pending. Funding for final payment.
Bob Boldrick ADA	\$207,975	Roll funds forward	\$207,975 (roll forward from FY 24)	Contract for design has been approved.
Fuji Park Improvements	\$171,249	Roll funds forward	\$50,000 (roll forward from FY 24)	The \$50,000 will allow for fulfillment of existing obligations
Mills Park Walkways	\$150,000	\$100,000	\$75,000	Request Attached
3 <sup>rd</sup> St. Parking Lot	\$38,687	Roll funds forward	\$38,687 (roll forward from FY 24)	Project is complete but final payment is pending. Funding for final payment.
Sidewalk & ADA improvement	\$200,000	\$400,000	\$200,000	
E. William Complete Streets	\$785,000	Roll funds forward	\$785,000 (roll forward from FY 24)	Will be under construction this year or early next year.
Appion Intersection Improvement	\$200,000	Roll funds forward	\$200,000 (roll forward from FY 24)	Will be under construction this year or early next year.
Downtown Sidewalks	\$45,466	Move \$ to sidewalk & ADA	0	
Roop St. Improvement	0	\$800,000	\$800,000	Request Attached
Stewart St. Improvements	\$126,065		0	No rollover



Musser St. Improvements	\$40,287	Roll funds forward	\$40,287 (roll funds forward from FY 24)	Construction anticipated in May 2024
Musser RRFB	\$30,491	Roll funds forward	\$30,491 (roll funds forward from FY 24)	Construction anticipated in May 2024
N. Carson Complete St.	0	\$100,000	\$100,000	
Downtown Gateway Feature	\$199,300	Roll funds forward	\$199,300 (roll funds forward from FY 24)	Contract awarded.
Community Ctr. HVAC	\$1,100,000	Roll funds forward	\$1,100,000 (roll funds forward from FY 24)	
Community Ctr. ADA door	10,500	0	0	complete
Community Ctr. Interior signs	\$20,000	0	0	Requisition issued
Downtown Trash Enclosure	\$25,000	0	0	Project will not be pursued.
Roberts House Exterior Door	\$67,000	Roll Forward	\$67,000 (roll funds forward from FY 24)	Work should be done in FY 24.
Roberts House Fence	\$12,000	0	0	Complete
Max Teixeira Sound System	\$50,000	0	0	Project will not be pursued.

Project descriptions for new requests at attached to this staff report.

- FY 2025 Arts and Culture Endeavors
- New front exterior building sign for the Community Center
- Light Boards for the Bob Boldrick Theater
- Mills Park Interior pathway
- Annual sidewalk and ADA Improvements
- Roop Street Rehabilitation Project
- North Carson Complete Streets Corridor Study
- De-obligate Stewart Street and Sidewalk Improvements and West Appion Stormwater Improvement Plan

**Conclusion:**

RACC may recommend the budget expenditures for FY 2025. To allow for planning, capital requests for FYs 2026, 2027, 2028 and 2029 will be presented at a future meeting after staff has direction from Redevelopment Authority as to priorities.

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. Given the City's space needs, redevelopment staff is anticipating that allocating money to the City's space needs will be a priority. But the staff will not be able to confirm this until it meets with Redevelopment Authority.

**Attachments:**

1. Carson City Redevelopment Authority Projection FY 2025 – FY 2029
2. FY 2025 CIP application – FY 2025 Arts and Culture Endeavors

3. FY 2025 CIP application – New front exterior building sign for the Community Center
4. FY 2025 CIP application – Light Boards for the Bob Boldrick Theater
5. FY 2025 CIP application – Mills Park Interior pathway
6. FY 2025 CIP application – Annual sidewalk and ADA Improvements
7. FY 2025 CIP application – Roop Street Rehabilitation Project
8. FY 2025 CIP application – North Carson Complete Streets Corridor Study
9. FY 2025 CIP application – De-obligate Stewart Street and Sidewalk Improvements and West Appion Stormwater Improvement Plan

Carson City Redevelopment Authority  
Projection  
FY 2025 - FY 2029

				Current Munis		As of 2/9/2024						
		FY 2023	FY 2024	FY 2024	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029		
		Audited Actual	Original Budget	Roll-Forward	Revised Budget	ReEstimated Budget	Projection	Projection	Projection	Projection	Projection	Projection
REVENUES												
Property Taxes	\$	3,500,853	\$ 3,279,760		\$ 3,279,760	\$ 3,578,030	\$ 3,749,432	\$ 3,936,904	\$ 4,133,749	\$ 4,340,436	\$ 4,557,458	
Intergovernmental (CTA)						75,000						
Interest Revenue		71,310	26,000		\$ 26,000	\$ 26,000	26,000	26,000	26,000	26,000	26,000	
Charges for Services		12,295	9,000		\$ 9,000	\$ 9,000	9,000	9,000	9,000	9,000	9,000	
Miscellaneous Other Income			0			0	0	0	0	0	0	
Beginning Fund Balance		3,040,161	1,600,000		\$ 1,600,000	\$ 4,718,517	200,000	200,000	200,000	200,000	200,000	
Roll-Forward				3,118,517	\$ 3,118,517							
Total Rev and Fund Bal	\$	6,624,619	\$ 4,914,760	\$ 3,118,517	\$ 8,033,277	\$ 8,406,547	\$ 3,984,432	\$ 4,171,904	\$ 4,368,748	\$ 4,575,437	\$ 4,792,458	
EXPENDITURES (Cont.)												
Debt Service (last payment 2021)							\$ -	\$ -	\$ -	\$ -	\$ -	
Fiscal Charges			-				-	-	-	-	-	
Sal and Ben:	Salary	\$ 180,319	\$ 213,043		\$ 213,043	\$ 206,508	\$ 220,862	\$ 231,905	\$ 243,500	\$ 255,675	\$ 268,459	
	Benefits	95,342	114,492		114,492	102,103	110,010	114,960	120,133	125,539	131,188	
Other Expenditures												
Services & Supplies (602)		154,964	217,560		217,560	218,177	230,534	230,534	230,534	230,534	230,534	
Professional Services		-	-	35,000	35,000	35,000	-	-	-	-	-	
Arts & Culture Events		51,382	50,000	-	50,000	50,000	50,000	50,000	50,000	50,000	50,000	
Nevada Day		25,000	25,000	-	25,000	25,000	25,000	25,000	25,000	25,000	25,000	
Farmers Market		24,998	22,000	-	22,000	22,000	20,000	18,000	15,000	15,000	15,000	
Christmas Tree Lighting		10,000	10,000	-	10,000	10,000	10,000	10,000	10,000	10,000	10,000	
July 4th Fireworks		15,000	15,000	-	15,000	17,125	15,000	15,000	15,000	15,000	15,000	
Small Tools & Equip		7,247	-	-	-	-	-	-	-	-	-	
Michael Hohl Incentive		-	285,650		285,650	285,650	294,220	303,046	312,137	321,502	331,147	
Sales Tax Incentive Program		356,394	370,800		370,800	370,800	370,800	231,924	238,882	246,048	253,430	
Campagni Incentive		213,228	227,758		227,758	227,758	236,868	246,343	256,197	266,445	277,102	
Revolving Loan Program		-	1		1	1	1	1	1	1	1	
PW Event Street Closures		25,000	25,000		25,000	25,000	25,000	25,000	25,000	25,000	25,000	
Façade Improvement Program		-	25,000		25,000	25,000	50,000	50,000	50,000	50,000	50,000	
Downtown Equip & Infrastructure		-	25,000		25,000	22,875	25,000	25,000	25,000	25,000	25,000	
Utility Extension/Sidewalk Assist		-	20,000		20,000	20,000	20,000	20,000	20,000	20,000	20,000	
Park signs		-		19,601	19,601	19,601	-	-	-	-	-	
Engine House Arch Plaza		34,995	400,000	212,001	612,001	612,001	-	-	-	-	-	
JAC Downtown Transit Center		-	-	100,000	100,000	100,000	-	250,000	-	-	-	
Colorado Street		66,333	-	263,667	263,667	263,667	-	-	-	-	-	
Bob Boldrick Theater		-	-	27,475	27,475	-	-	-	-	-	-	
ADA Bob Boldrick Theater		-	-	170,000	170,000	207,975	-	-	-	-	-	
Fuji Park Improvements		21,741	-	171,249	171,249	171,249	-	-	-	-	-	
Mills Park Walkway Replacement		-	75,000	75,000	150,000	150,000	75,000	75,000	-	-	-	
3rd Street parking lot		26,956	-	38,687	38,687		-	-	-	-	-	
South Curry St. Circulation & Safety		78,584	-	(33,588)	(33,588)		-	100,000	-	-	-	
Sidewalk & ADA Improvements		-	200,000	400,000	600,000	200,000	200,000	200,000	200,000	200,000	200,000	
East William Complete Street		-	400,000	385,000	785,000	785,000	-	-	-	-	-	
Appion Intersection Improvements		69,648	-	-	-	200,000	-	-	-	-	-	

West Appion Way Stormwater	6,341	200,000	493,659	693,659	-	-	-	-	-	-
<b>RACC Downtown Sidewalks</b>	378,772	-	45,466	45,466	45,466	-	-	-	-	-
Roop Street Improvement	-	-		-		500,000	-	-	-	-
Stewart St. Streetscape & Sidewalk	23,935	100,000	26,065	126,065	-	-	-	-	-	-
Musser Street Improvements	39,222	-	778	778	40,287	-	-	-	-	-
Musser RRFB - Construct					30,491					
N. Carson Street Complete St.	-	-		-		100,000	500,000	-	-	-
US Forest Service Stewart St. Ext.	-	-		-		-	100,000	-	-	-
Enhanced Crosswalk Safety Improv.	-	-		-		-	50,000	-	-	-
Downtown Gateway Feature	700	75,000	49,300	124,300	199,300	-	-	-	-	-
<b>Community Center HVAC</b>	-	1,100,000		1,100,000	1,100,000	-	-	-	-	-
<b>Community Center ADA Door Improve</b>	-	10,500		10,500		-	-	-	-	-
<b>Community Center Interior Signage</b>	-	20,000		20,000	20,000	-	-	-	-	-
<b>Downtown Trash Enclosure</b>	-	25,000		25,000	25,000	-	-	-	-	-
<b>Roberts House Exterior Door</b>		55,000		55,000	67,000	-	-	-	-	-
<b>Roberts House Rod Iron Fence</b>	-	12,000		12,000		-	-	-	-	-
<b>Marv Teixeira Sound System</b>	-	50,000		50,000	50,000	-	-	-	-	-
Undesignated	-	345,956	639,157	985,113	2,256,513	1,206,137	1,100,191	2,332,364	2,494,693	2,665,598
				-						
Ending Fund Balance	4,718,518	200,000		200,000	200,000	200,000	200,000	200,000	200,000	200,000
<b>Total Exp and Fund Bal</b>	<b>\$ 6,624,619</b>	<b>\$ 4,914,760</b>	<b>\$ 3,118,517</b>	<b>\$ 8,033,277</b>	<b>\$ 8,406,547</b>	<b>\$ 3,984,432</b>	<b>\$ 4,171,904</b>	<b>\$ 4,368,748</b>	<b>\$ 4,575,437</b>	<b>\$ 4,792,458</b>
<b>Tot Rev less Exp</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Proposed Capital (5 Year Plan)	747,227	2,722,500	2,424,759	5,147,259	4,267,436	875,000	1,275,000	200,000	200,000	200,000

**Carson City Redevelopment  
Community Development Department**

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



**Capital Improvement Funding Request Form**

**PROJECT TITLE:**

FY 2025 Arts and Culture Endeavors

**PROJECT LOCATION:**

city-wide, focused primarily in Redevelopment Area No. 1

**REQUESTING ORGANIZATION/DEPARTMENT:**

Carson City Cultural Commission

ORGANIZATION/DEPARTMENT

Anna Freeman, Arts and Culture Supervisor

NAME OF PROJECT APPLICANT/LEAD

775-283-7867

PHONE #

[afreeman@carson.org](mailto:afreeman@carson.org)

EMAIL

\$ 60,000

REDEVELOPMENT FUNDING REQUESTED

\$ 120,000

TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1 ☒

Redevelopment Area #2 ☐

**PROJECT DESCRIPTION:**

See next page

**EXPECTED PROJECT START DATE:**

July 1, 2024

**EXPECTED PROJECT COMPLETION DATE:**

June 30, 2025

- Carson City FY 2022-2026 Strategic Plan Objective to "Engage Arts & Cultural Assets," Tactic a: "Explore opportunities to fund arts and culture"
- 2022-2026 Arts and Culture Strategic Plan Objective 8: "Explore a wide range of funding and grant opportunities to ensure that adequate funding and resources are available to support a well-functioning arts and culture sector" and Activity 8.5: "REDEVELOPMENT GRANTS - Work with Carson City Redevelopment Authority on the Redevelopment Grants program for arts and culture events and activities."

\$25,000 was allocated the Redevelopment Grants program and awarded to local arts and culture nonprofits in FY 2024 (Resolution 2023-R-24)

In FY 2024, the Redevelopment Grants program received \$69,500 in funding requests:

- \$5,000 for Wild Horse Productions/Finding Nemo Jr.;
- \$5,000 for Mile High Jazz Band/ Jazz and Beyond Festival;
- \$5,000 for Capital City Arts Initiative/Windows to the Soul;
- \$5,000 for The Birdhouse Group LLC/The Downtown Vintage Market;
- \$5,000 for Carson City Symphony Association/A World of Music;
- \$10,000 for Nevada Dance Company (New Project)/New Beginnings;
- \$5,000 for Nevada Dance Company (Recurring Project)/The Nutcracker Ballet;
- \$10,000 for Carson City Historical Society/New Project;
- \$2,500 for Carson City Historical Society/Recurring Project;
- \$10,000 for Latino Arte and Culture/El Mago de Oz, bilingual play (The Wizard of Oz); and
- \$7,000 for Children's Museum of Northern Nevada/Celebration of Music Series.

Of the \$69,500 requested, \$25,000 was awarded:

- Nevada Dance Company (New Project) \$5,000
- Carson City Symphony Association \$2,500
- Latino Arte and Culture \$5,000
- Mile High Jazz Band \$2,500
- Nevada Dance Company (Recurring Project) \$2,500
- Children's Museum of Northern Nevada \$3,500
- Carson City Historical Society (New Project) \$4,000

For FY 2025, Redevelopment Revolving Funds in the amount of \$60,000 are respectfully requested for arts and culture programming and events:

- \$35,000 toward the Redevelopment Grants program to be awarded to local arts and culture nonprofits for projects that support the FY 2022-2026 Carson City Strategic/Master Plan, the Redevelopment Plan, and the 2022-20226 Arts and Culture Strategic Plan; and
- \$25,000 for community classes and workshops, public art acquisition and maintenance, events, supplies and materials, and any other expenditures to be approved by the Arts and Culture Supervisor in the Parks, Recreation and Open Space Department.



**PROPOSED BUDGET:**

<b>FUNDING SOURCE</b>	<b>FISCAL YEAR</b>	<b>\$ AMOUNT</b>
603 Redevelopment Revolving Fund	FY 2025	\$ 60,000
Redevelopment Grant match from local nonprofits	FY 2025	\$ 35,000
In-Kind contributions	FY 2025	\$ 10,000
State or Other Grants (\$6,930 received in FY 2024)	FY 2025	\$ 7,000
Corporate or Organization Sponsorships	FY 2025	\$ 5,000
	FY	\$

**TOTAL: \$ 120,000**

**Explain why redevelopment funds are needed to complete this project:**

Carson City is at a critical stage in its growth as a destination for arts and culture. Redevelopment Funds are vital for these efforts that not only rejuvenate urban areas, but also foster creativity, community engagement, and economic growth. Investing in cultural infrastructure and artistic initiatives enhances the quality of life, attracts tourism, and creates a vibrant, dynamic society that reflects the diversity and creativity of Carson City.

The Redevelopment Plan for Redevelopment Project Area No. 1 encourages redevelopment assistance for daytime and evening special events and promotional activities and the highest level of recreational opportunities for residents and visitors of all age levels and thus, there is a causal connection between this redevelopment effort and the need for this expenditure.

This incidental expense is minor compared to the funds needed for the overall Redevelopment Plan.

**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:

Arts and culture endeavors increase levels of activity in the redevelopment areas as well as the surrounding neighborhoods and the city as a whole by serving as a catalyst for community engagement and revitalization. They attract people to visit, live, and work in these areas, contributing to increased foot traffic and economic activity. Additionally, this type of programming often creates a sense of place and identity, making the area more attractive and vibrant, thus drawing in more people. Furthermore, with sustained support, they can lead to the development of a creative ecosystem, including businesses, events, and public spaces, which further encourages human activity.

Arts and culture endeavors also support other redevelopment efforts through the following unique attributes:

- fostering creativity and innovation
- building a sense of community and identity
- providing opportunities for self-expression and cultural exchange

They also have the potential to attract a diverse audience and create a distinct and vibrant atmosphere that may not be achievable through other redevelopment initiatives alone. Additionally, they can serve as a platform for storytelling, historical preservation, and the celebration of local heritage, offering a deeper connection to the community and its history.

**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:

Although not currently included in street beautification programs, public art improves the appearance of commercial areas. Art installations, performances, and events encourage social interaction and provide opportunities for expression, reflection, and shared experiences. Arts and culture events such as the Murals and Music Festival and Mark Twain Days—both of which benefit from this funding—create meaningful recreational opportunities for residents and visitors of all ages.

**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:

This funding will improve the streetscape by adding new art installations such as murals and painted signal boxes.

**APPLICATION SUBMITTAL CHECKLIST:**

Submit one PDF copy of the following:



Completed Capital Improvement Funding Request form.

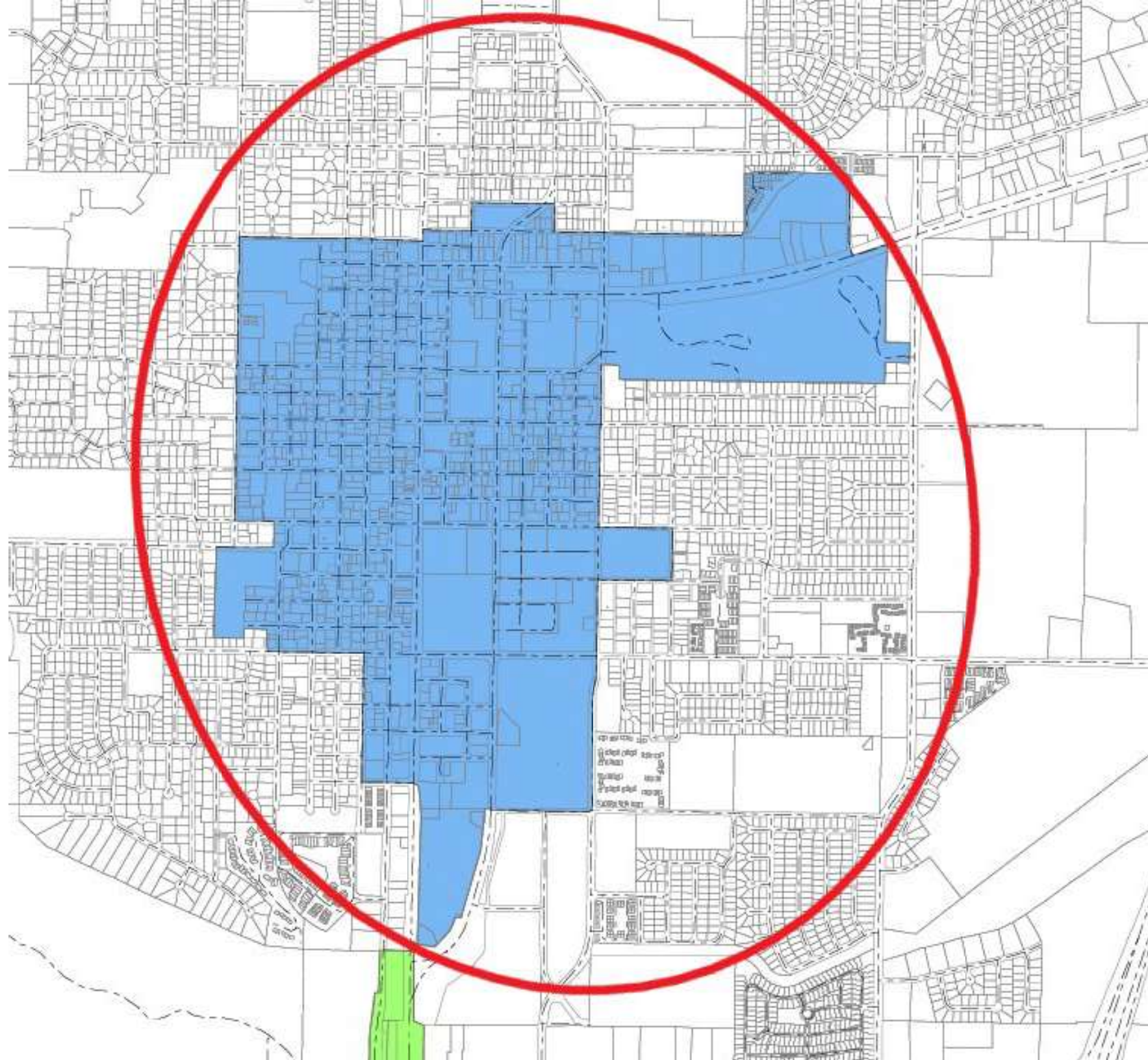


A vicinity map showing the location of the project.



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.

N/A



**Carson City Redevelopment  
Community Development Department**

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



**Capital Improvement Funding Request Form**

**PROJECT TITLE:**

New front exterior building sign for the Community Center

**PROJECT LOCATION:**

Community Center

**REQUESTING ORGANIZATION/DEPARTMENT:**

Parks, Recreation and Open Space

ORGANIZATION/DEPARTMENT

Eric Klug

NAME OF PROJECT APPLICANT/LEAD

775-283-7421

PHONE #

[eklug@carson.org](mailto:eklug@carson.org)

EMAIL

\$ 25,000

REDEVELOPMENT FUNDING REQUESTED

\$ 25,000

TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1 ☒

Redevelopment Area #2 ☐

**PROJECT DESCRIPTION:**

This project, if approved, would replace the existing exterior sign on the North side of the Community Center, facing Highway 50/East William Street. Half of the current sign no longer lights up. When the sign was inspected, it was determined that it was beyond repair and that some of the letters will need an overhaul. The remaining portion of the sign was disconnected from power so that none of the sign would light up. We will be replacing the sign with a new LED lighted lettering similar to what is on the Marv Teixeira Pavilion.

**EXPECTED PROJECT START DATE:**

7/1/24

**EXPECTED PROJECT COMPLETION DATE:**

12/31/24



**PROPOSED BUDGET:**

<b>FUNDING SOURCE</b>	<b>FISCAL YEAR</b>	<b>\$ AMOUNT</b>
603 Redevelopment Revolving Fund	FY 25	\$ \$25,000
	FY	\$
	FY	\$
	FY	\$
	FY	\$
	FY	\$

**TOTAL: \$****Explain why redevelopment funds are needed to complete this project:**

Redevelopment funds are needed for this project as the Community Center is one of the major event and entertainment hubs in the city. The Community Center sees almost 200,000 patrons attending events. These patrons are made up of both locals and visitors to the Capital City. With the Community Center having events and classes 361 days a year, it is critical to have good signage to identify the building and help people navigate to this popular venue. This signage will make it easier for patrons to find the building at night when the majority of the events occur.

**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:

This will increase human activity in the redevelopment area by making the Community Center easier to locate at night when the majority of events occur.

**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:

This will help establish highest possible level of recreation by adding critical signage to help residents and visitors better find the Community Center at night when the majority of the events occur.



**Carson City Redevelopment  
Community Development Department**

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



**Capital Improvement Funding Request Form**

**PROJECT TITLE:**

Light Boards for the Bob Boldrick Theater

**PROJECT LOCATION:**

Carson City Community Center

**REQUESTING ORGANIZATION/DEPARTMENT:**

Parks, Recreation and Open Space

ORGANIZATION/DEPARTMENT

Eric Klug

NAME OF PROJECT APPLICANT/LEAD

775-283-7421

[eklug@carson.org](mailto:eklug@carson.org)

PHONE #

EMAIL

\$ 26,000

REDEVELOPMENT FUNDING REQUESTED

\$ 26,000

TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1 ☒

Redevelopment Area #2 ☐

**PROJECT DESCRIPTION:**

The project is the replacement of the old light boards in the Bob Boldrick Theater. The lights boards are what allow the theater users to control and program the lights for their shows. The current boards are 16 years old and are no longer being supported by the company. This means we are no longer able to get repaired or get new firmware that allows the board to talk to newer lights. The \$26,000 will allow us to get two light boards and support hardware such as displays. One light board will replace the board that we have installed in the light booth. The other will replace the board that is used for events in other parts of the building.

**EXPECTED PROJECT START DATE:**

7/1/24

**EXPECTED PROJECT COMPLETION DATE:**

12/31/24

**PROPOSED BUDGET:**

<b>FUNDING SOURCE</b>	<b>FISCAL YEAR</b>	<b>\$ AMOUNT</b>
603 Redevelopment Revolving Fund	FY 25	\$ 26,000
	FY	\$
	FY	\$
	FY	\$
	FY	\$
	FY	\$

**TOTAL: \$ 26,000**

**Explain why redevelopment funds are needed to complete this project:**

Redevelopment funds are needed because the light boards are essential for the theater's operation. This venue is the only one of its kind in the Capital City. It accommodates over a hundred user groups to put on productions and concerts for over 264 to 285 days per year, that brings almost 100,000 audience members. These audience members are made up of both locals and visitors to Carson City. Without these boards, the theater users would not be able to put on quality productions that draw audiences to the redevelopment area.



**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:

The project will increase human activity in the redevelopment area by allowing the use of newer lights that the theater users can increase the quality of their productions. Increasing the quality of the productions will draw more audience members to the productions and provide a wider variety of performance choices to this area.

**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:

This will help establish the highest possible level of recreational opportunities in Redevelopment Area Plan #1 by increasing the capabilities of the Bob Boldrick Theater allowing the users to increase the quality of their productions.

**Carson City Redevelopment  
Community Development Department**

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



**Capital Improvement Funding Request Form**

**PROJECT TITLE:**

Concrete walkways replacement

**PROJECT LOCATION:**

Mills Park - interior pathway

**REQUESTING ORGANIZATION/DEPARTMENT:**

Parks and Recreation

ORGANIZATION/DEPARTMENT

David Navarro

NAME OF PROJECT APPLICANT/LEAD

283-7346

PHONE #

[dnavarro@carson.org](mailto:dnavarro@carson.org)

EMAIL

\$ 100,000

REDEVELOPMENT FUNDING REQUESTED

\$ 300,000

TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1



Redevelopment Area #2



**PROJECT DESCRIPTION:**

The replacement of large portions of concrete pathways and intersections within Mills Park. The project scope of work would be to remove heavily cracked and or damaged concrete, ensuring that any existing obstacles or tree roots contributing to damaged concrete are removed, framing and then re-pouring new concrete. Some areas of replacement may have to be designed to line up with new ADA restroom facilities which are slated to begin construction winter of 2024.

**EXPECTED PROJECT START DATE:**

July 1, 2024

**EXPECTED PROJECT COMPLETION DATE:**

June 30, 2025

**PROPOSED BUDGET:**

<b>FUNDING SOURCE</b>	<b>FISCAL YEAR</b>	<b>\$ AMOUNT</b>
603 Redevelopment Revolving Fund	FY25	\$ 100,000
603 Redevelopment Revolving Fund	FY26	\$ 100,000
603 Redevelopment Revolving Fund	FY27	\$ 100,000
	FY	\$
	FY	\$
	FY	\$

**TOTAL: \$ 300,000****Explain why redevelopment funds are needed to complete this project:**

Redevelopment funds are being requested for this project at Mills Park, the largest regional park in Carson City that is centrally located within the Redevelopment District. Mills Park sees tens of thousands of visitors annually, is host to many large events, such as the Nevada State Fair, RSVP Carnivals, BOOnanza, car shows and a Farmer's Market. In addition to these activities it is one of the most reserved locations within the Department, as it has 3 large pavilions, a skate park, pickle ball courts and the Marv Teixeira Pavilion. Repair and replacement of the path system will reduce potential safety concerns and provide for a better user experience at programs and events at the park. Funds have been previously allocated by the Redevelopment Authority to allow the Parks and Recreation Department to repair sections of sidewalk that were most in need of repair. The funding requested amount has increased from \$75,000, last fiscal year, to \$100,000 due to the rising cost of materials and labor. In addition, some areas of walkways may require some design cost for better layout to tie into the new restroom facilities that are currently in design.

**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:

By replacing the heavily damaged and cracking concrete, it would provide a much safer and more accessible passage to visitors and users of Mills park of all abilities, while enjoying the many vendors aligned along the pathways, especially during large special events.

**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:

By replacing the heavily damaged and cracking concrete, it would provide a much safer and more accessible passage to visitors and users of Mills park of all abilities, while enjoying the many vendors aligned along the pathways, especially during large special events.





Mills Park concrete sidewalk replacement area

**Carson City Redevelopment  
Community Development Department**

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



**Capital Improvement Funding Request Form**

**PROJECT TITLE:**

Annual Sidewalk and ADA Improvements

**PROJECT LOCATION:**

Multiple Locations throughout Redevelopment Areas #1 and #2, Priority Based Assessment

**REQUESTING ORGANIZATION/DEPARTMENT:**

Public Works

ORGANIZATION/DEPARTMENT

Randall Rice / City Engineer

NAME OF PROJECT APPLICANT/LEAD

775-283-7378

RRice@Carson.org

PHONE #

EMAIL

\$ 2,000,000

REDEVELOPMENT FUNDING REQUESTED

\$ 4,000,000

TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1 ☒

Redevelopment Area #2 ☒

**PROJECT DESCRIPTION:**

Public Works continues development on a comprehensive sidewalk and ADA improvement plan for Redevelopment Areas #1 and #2. This plan includes both field and desktop study of the areas with the intent to improve accessibility and remove safety concerns from deteriorated or inaccessible sidewalks. Many of these areas aid the under-served population which relies on walking paths or bicycles to get to work or necessary services such as the grocery store, pharmacies, or bus stops. Public Works' plan will prioritize:

- High traffic areas w/ important connectivity or aiding under-served Citizens
- Provides safe and ADA compliant access
- Sidewalks that serve JAC bus stops
- Alternative modes of transportation to critical points of interest
- Enhanced business access to individuals with disabilities

Public Works would like to look at FTA grants to leverage local dollars with FTA funds which will allow us to stretch our resources even further than otherwise possible. Some grants allow for a 80/20 split which could lead to a larger annual project funds, if awarded.

**EXPECTED PROJECT START DATE:**

10/1/2024

**EXPECTED PROJECT COMPLETION DATE:**

12/31/2028



**PROPOSED BUDGET:**

<b>FUNDING SOURCE</b>	<b>FISCAL YEAR</b>	<b>\$ AMOUNT</b>
603 Redevelopment Revolving Fund	FY 25	\$ 400,000
603 Redevelopment Revolving Fund	FY 26	\$ 400,000
603 Redevelopment Revolving Fund	FY 27	\$ 400,000
603 Redevelopment Revolving Fund	FY 28	\$ 400,000
603 Redevelopment Revolving Fund	FY 29	\$ 400,000
	FY	\$

**TOTAL: \$ 2,000,000****Explain why redevelopment funds are needed to complete this project:**

The fiscal needs of the City's aging infrastructure exceed available funding. Public Works is requesting funding to add additional sidewalk, pedestrian ramps, and ADA improvements through redevelopment Areas #1 and #2. These funds will help to better maintain access for pedestrians and commuters of all abilities while expediting the improvements.

**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:

Deteriorated infrastructure is expensive to maintain and replace. Making this investment in our community could become a catalyst for new businesses or for existing businesses to remodel their own properties. Partnering with our community businesses to tackle these overdue improvements is also a sign of good faith and will encourage those with accessibility needs to use corridors which may otherwise be inaccessible or inconvenient to utilize.

**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:

New development often complains about the roadblocks associated with developing in Carson City. While this is not isolated to Carson City, Municipal Code requires frontage improvements in many instances. By reducing the frontage needs, businesses may be more inclined to invest in certain areas which would otherwise be cost prohibitive. This project continues to improve ADA access which would in turn reduce frontage improvement needs to future developers. If new development occurs, areas that require utility extensions could become more desirable if frontage requirements were lowered; this project can improve that outcome. Additionally, these improvements will increase safe access to homes, businesses, and the right-of-way by providing adequate corridors with modern and safe ADA improvements. Routes that may have been inaccessible or less desirable could foreseeable encourage different routes by users and new pathways to recreation, entertainment, and public events.

**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:

Much like Area #1, any improvements made in vacant or blighted areas, where sidewalk improvements are warranted, could increase the likelihood of new businesses interest in the affected properties. Additionally, if an interested tenant or developer doesn't feel that their customers can access their property safely and efficiently, they may decide to look into other properties that do have these amenities. Improving our right-of-way to be safe, efficient, and comfortable for all users is key to a thriving and resilient community and to serving new development.

**APPLICATION SUBMITTAL CHECKLIST:**

Submit one PDF copy of the following:



Completed Capital Improvement Funding Request form.

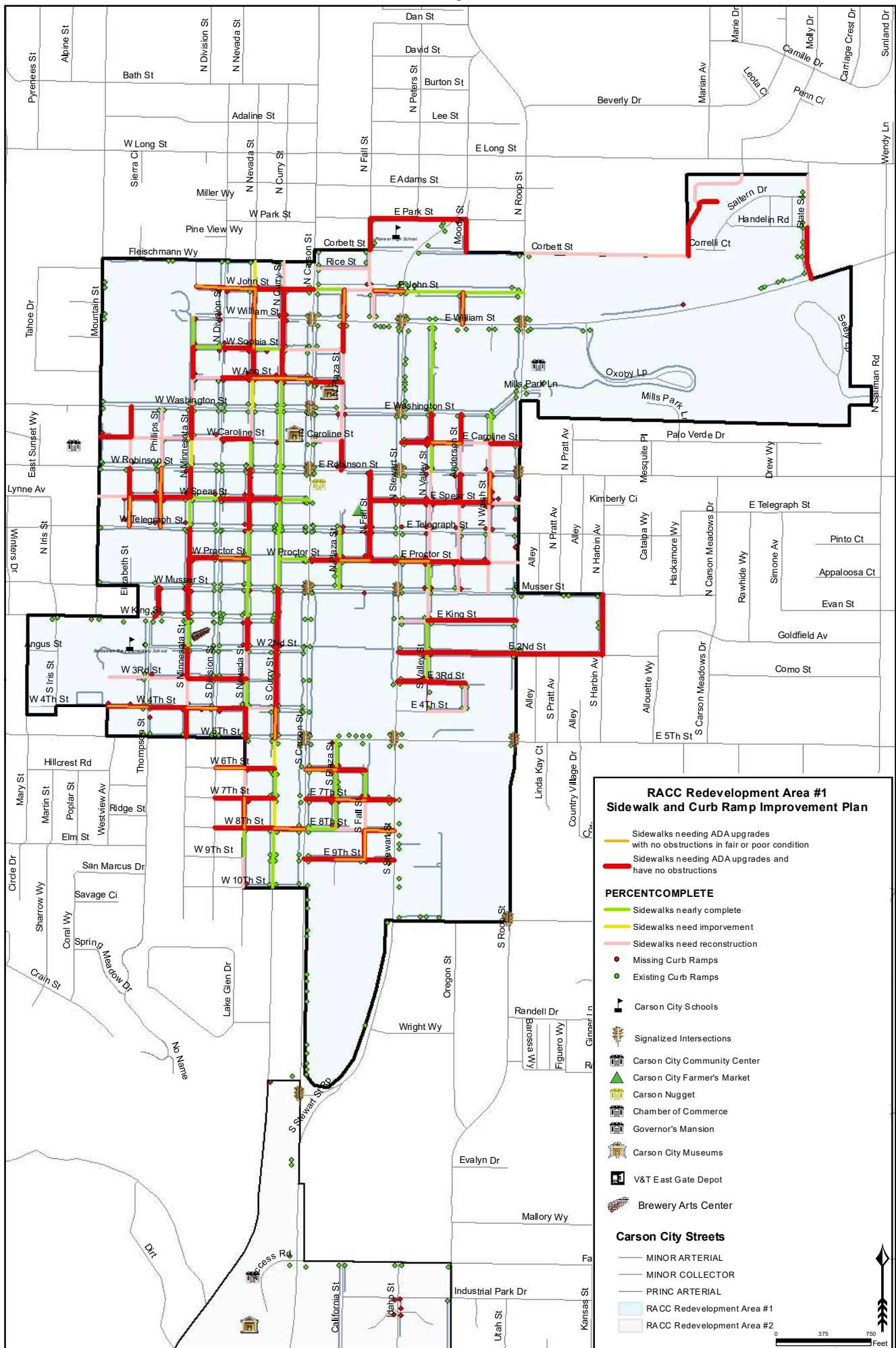


A vicinity map showing the location of the project.



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.

# RACC Redevelopment Area #1



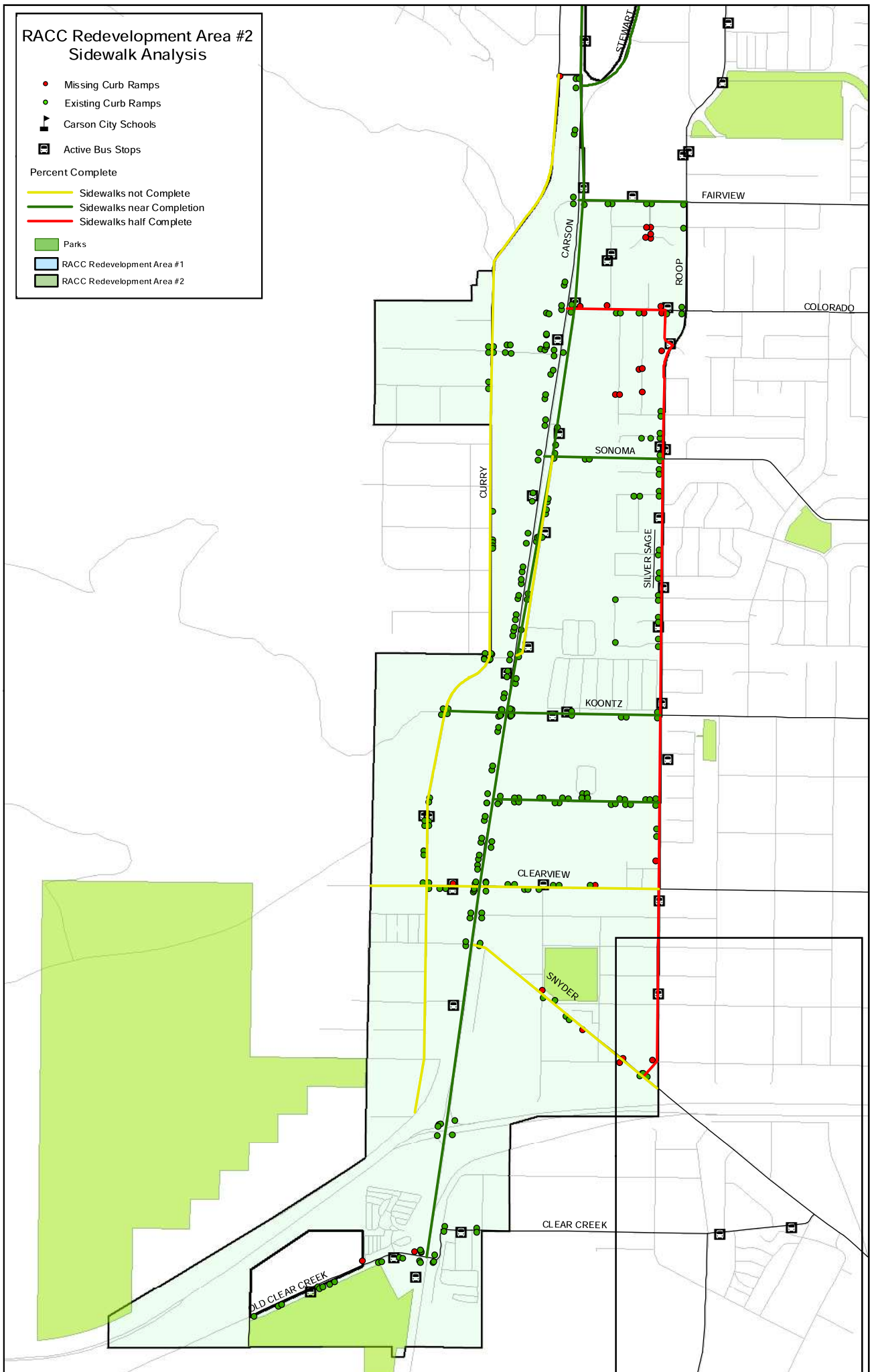
# RACC Redevelopment Area #2 Sidewalk Analysis

- 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](mailto:planning@carson.org)



**Capital Improvement Funding Request Form**

**PROJECT TITLE:**

Roop Street Rehabilitation Project

**PROJECT LOCATION:**

Roop Street between 5th Street and Robinson Street

**REQUESTING ORGANIZATION/DEPARTMENT:**

Public Works

ORGANIZATION/DEPARTMENT

Chris Martinovich

NAME OF PROJECT APPLICANT/LEAD

775.283.7367

PHONE #

[cmartinovich@carson.org](mailto:cmartinovich@carson.org)

EMAIL

\$ 800,000

REDEVELOPMENT FUNDING REQUESTED

\$ 2,958,000

TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1 ☒

Redevelopment Area #2 ☐

**PROJECT DESCRIPTION:**

This project includes the reconstruction of Roop Street, between East 5th Street and East Robinson Street. The project improvement pavement reconstruction, repair and construction of sidewalk infrastructure to improve connectivity and meet Federal Americans with Disabilities (ADA) standards, and various sewer and storm water utility improvements. The project is included in CAMPO's 2050 Regional Transportation Plan and will be in CAMPO's Transportation Improvement Program (TIP) as a regionally significant project.

**EXPECTED PROJECT START DATE:**

Started

**EXPECTED PROJECT COMPLETION DATE:**

Mid-2026

**PROPOSED BUDGET:**

<b>FUNDING SOURCE</b>	<b>FISCAL YEAR</b>	<b>\$ AMOUNT</b>
603 Redevelopment Revolving Fund	FY 2025	\$ 800,000
	FY	\$
	FY	\$
	FY	\$
	FY	\$
	FY	\$

**TOTAL: \$ 800,000**

**Explain why redevelopment funds are needed to complete this project:**

Roop Street is located on the edge of Redevelopment Area 1. It serves as a critical north/south connection in Carson City and provides access to the court house, the Sheriff's office, and various other important City departments. The road is also served by Transit. Portions of the road are lacking sidewalk and ADA compliant infrastructure making it difficult for people to navigate along Roop Street in modes other than vehicle. The use of redevelopment funding for Roop Street will increase the accessibility and appearance of the corridor and will compliment planned pavement reconstruction. Remaining project funding is anticipated to come from the Regional Transportation Fund and various utility funds.

**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:

Roop Street appears be a general mix of residential and commercial uses. Redeveloping Roop Street may encourage new investment in the area, especially if access to individual properties is improved.

The project will create short-term jobs during construction of the project, but more importantly is the potential of long-term jobs created following project completion. With a more accessible corridor, people are more apt to visit the properties along the corridor and new investment in the corridor may occur. This concept has been proven with past transportation projects such as Carson Street Downtown, and South Carson Street.

Adding sidewalks and associated multi-modal facilities will increase the ability for humans to walk, bike, and roll through Roop Street and access both existing and future businesses. These facilities will provide a connection between the more centralized business area of downtown to the single-family residential areas to the east.

**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:

As stated in prior sections, redeveloping Roop Street may encourage new investment and jobs in the area, especially if access to individual properties is improved. Adding sidewalks and associated multi-modal facilities will increase the ability for humans to walk, bike, and roll through Roop Street and access both existing and future businesses. These facilities will provide a connection between the more centralized business area of downtown to the single-family residential areas to the east.

The project also include replacement of aging utilities. Replacing these utilities will lessen the future burden on the City as well as save future developments from needed to replace these facilities at their cost.





**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Carson City , NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated daily  
Data updated daily

Print map scale is approximate.  
Critical layout or measurement  
activities should not be done using  
this resource.



**Carson City Redevelopment  
Community Development Department**

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



**Capital Improvement Funding Request Form**

**PROJECT TITLE:**

North Carson Street Complete Street Corridor Study

**PROJECT LOCATION:**

North Carson Street between William Street and Medical Parkway

**REQUESTING ORGANIZATION/DEPARTMENT:**

Public Works

ORGANIZATION/DEPARTMENT

Chris Martinovich

NAME OF PROJECT APPLICANT/LEAD

775.283.7367

PHONE #

[cmartinovich@carson.org](mailto:cmartinovich@carson.org)

EMAIL

\$ 100,000

REDEVELOPMENT FUNDING REQUESTED

\$ 300,000

TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1 ☒

Redevelopment Area #2 ☐

**PROJECT DESCRIPTION:**

This project includes the completion of a corridor study on North Carson Street in preparation of a future complete streets project. North Carson Street will be the last of the major corridors to receive transportation and aesthetic improvements building on the success of Downtown, S. Carson Street, and William Street.

**EXPECTED PROJECT START DATE:**

Early 2025

**EXPECTED PROJECT COMPLETION DATE:**

Mid-2026

**PROPOSED BUDGET:**

<b>FUNDING SOURCE</b>	<b>FISCAL YEAR</b>	<b>\$ AMOUNT</b>
603 Redevelopment Revolving Fund	FY 2025	\$ 100,000
603 Redevelopment Revolving Fund	FY 2028	\$ 500,000
	FY	\$
	FY	\$
	FY	\$
	FY	\$

**TOTAL: \$ 600,000****Explain why redevelopment funds are needed to complete this project:**

Portion of North Carson Street fall within Redevelopment Area 1, and a short portion is adjacent to Development Area 2 (the and K-Mart site). Funding from this source will be coupled with funding from other departments and the Carson Area MPO to preform a review of the corridor to improve safety, transportation connectivity, and economic benefits. Future redevelopment funding will be used to support a future federal grant opportunity showing local investment in the corridor.

**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:

As one the four primary corridors in Carson City, and a critical entry point, the project has the ability to meet all the criteria listed above.



**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 of North Carson Street will encourage new investment and jobs in the area. Replacing the failed pavement, adding sidewalks, multi-use paths, and associated multi-modal facilities, and enhancing landscaping and aesthetic elements will increase the ability for humans to drive, walk, bike, and roll through the corridor and access both existing and future businesses. This project is critical to meeting multiple objectives listed in the Master Plan.

☐**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:

Enhancing the street scape may attract new development at the former K-Mart site.

**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.

**Carson City Redevelopment  
Community Development Department**

108 East Proctor Street  
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**Capital Improvement Funding Request Form**

**PROJECT TITLE:**

RACC De-obligating of Specific Funding

**PROJECT LOCATION:**

Multiple Projects, Lack of Available Staff

**REQUESTING ORGANIZATION/DEPARTMENT:**

Public Works

ORGANIZATION/DEPARTMENT

Randall Rice / City Engineer

NAME OF PROJECT APPLICANT/LEAD

775-283-7378

RRice@Carson.org

PHONE #

EMAIL

\$ N/A

REDEVELOPMENT FUNDING REQUESTED

\$ N/A

TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1 ☒

Redevelopment Area #2 ☒

**PROJECT DESCRIPTION:**

Over the past two fiscal years Public Works ("PW") has been working on and received approval for the followings funds, that cannot be utilized due to a lack of staff and available resource to complete the work:

1. FY22/23/24 - Stewart Streetscape and Sidewalk Improvements (\$750,000) - To date PW has spent approximately \$25,000 on a scoping study to identify corridor needs; PW is currently unable utilize the \$100,000 authorized in FY24 nor the anticipated \$600,000 previously requested in FY25.

2. FY23 - West Appion Way Stormwater Improvement Plan (\$500,000) - PW has not yet been able to tackle this project and is suggesting to de-obligate the funds at this time.

**EXPECTED PROJECT START DATE:**

N/A

**EXPECTED PROJECT COMPLETION DATE:**

N/A