

CARSON CITY REDEVELOPMENT AUTHORITY

Minutes of the September 5, 2013 Meeting

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A regular meeting of the Carson City Redevelopment Authority was scheduled to take place during the Board of Supervisors meeting on Thursday, September 5, 2013 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Karen Abowd
Vice Chairperson Brad Bonkowski
Member Robert Crowell
Member John McKenna
Member Jim Shirk

STAFF: Larry Werner, City Manager
Alan Glover, Clerk - Recorder
Randal Munn, Chief Deputy District Attorney
Kathleen King, Deputy Clerk / Recording Secretary

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.

24. CALL TO ORDER AND ROLL CALL (11:59:55) - Chairperson Abowd called the Redevelopment Authority to order at 11:59 a.m., noting the presence of a quorum.

25. OFFICE OF BUSINESS DEVELOPMENT - POSSIBLE ACTION TO APPROVE AND MADE A RECOMMENDATION TO THE BOARD OF SUPERVISORS TO AUTHORIZE THE EXPENDITURE OF \$162,124, FROM THE FISCAL YEAR 2013 / 14 REDEVELOPMENT REVOLVING CAPITAL OUTLAY / UNDESIGNATED INFRASTRUCTURE ACCOUNT (603-0000-463-77-99), TO ASSIST WITH FUNDING THE FAIRGROUNDS (FUJI PARK) EVENTS PLAZA, IN THE AMOUNT OF \$122,851, AND THE BREWERY ARTS CENTER PLAZA (DESIGN AND CONSTRUCTION), IN THE AMOUNT OF \$39,273 (12:00:08) - Chairperson Abowd introduced this item, and Community Development Department Director Lee Plemel reviewed the agenda materials. (12:02:07) Redevelopment Authority Citizens Committee ("RACC") Chair Lori Bagwell provided background information on and reviewed the RACC's recommendations. Vice Chairperson Bonkowski provided additional clarification. In response to a question, Brewery Arts Center Executive Director John Shelton provided background information and a status report on the Brewery Arts Center plaza project. In response to a further question, he discussed plans to improve the landscaping.

In response to a question, Mr. Plemel advised that the Brewery Arts Center is located in Redevelopment Area No. 1, the downtown district, and the Fairgrounds is located in Redevelopment Area No. 2, which is mostly South Carson Street. Mr. Plemel acknowledged that the funding does not have to be spent this year; that it could be saved and allocated to future projects. He further acknowledged that the funding could be used anywhere within the redevelopment districts. He further acknowledged that the RACC solicited, reviewed, and voted on submitted proposals. Member McKenna suggested that "someday, in the near future, we're going to be asked for a bunch of money to deal with a narrowing of Carson Street. ... But having \$164,000 being spent on these two projects versus \$164,000 this year, \$164,000 next year, \$164,000 the year after, what could we do with Carson Street with that much money and is that our best redevelopment tactic ...?" He suggested considering saving the money. "Let's put together a pot of money

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that you can really do something with when it comes time to make the economic improvements to the corridor.” He commended the idea of a shade structure at Fuji Park, but expressed concern that it doesn’t “have the same bang for the buck as substantial improvements to the Carson Street corridor would have.”

Chairperson Abowd entertained public comment. (12:16:04) Lori Bagwell advised that the RACC considered not spending the money and discussed “projects ... proposed from ... the 20 / 20 Club and some others and we actually believed both of these projects fit within the ... overall plan that Carson City was doing ...” She responded to questions of clarification.

Member Shirk agreed with Member McKenna’s suggestion, based on “the consensus of previous meetings. ... it’s going to be another agenda item how we’re going to narrow the street, where are the funds coming from.” Member Shirk expressed a preference that both funds were not “tied to one agenda item,” and the belief “these should always be separated. ... we should vote on one not both. ... But if we’re going to spend money on streets ... and we know that coming back to us, there’s going to be a vote of where we’re going to get the money to do ... the narrowing of the street, widening of the sidewalks, whatever that proposal will be.” Ms. Bagwell pointed out that the Board had not yet made a decision to narrow Carson Street. Discussion followed, and Mr. Werner acknowledged that the projects could be considered separately. In consideration of the proposal to narrow Carson Street, Member McKenna reiterated that “\$600,000 gets you a much better program than whatever we’ll have available, left over, if we spend every cent every year.”

Chairperson Abowd entertained additional Redevelopment Authority member questions or comments and, when none were forthcoming, public comment. (12:23:30) Carson City Chamber of Commerce Executive Director Ronni Hannaman expressed strong belief in the concept of “a bird in the hand.” She expressed the hope that the economy will come back, and the opinion that “a lot of what we do in this community is not completely finished as a project and that is the Fairgrounds.” She discussed the potential of the Fairgrounds, and expressed the opinion that the recommended allocation “would really enhance that, bring people in who will then go downtown.”

Chairperson Abowd entertained additional public comment and, when none was forthcoming, a motion. **Vice Chairperson Bonkowski moved to approve and recommend that the Board of Supervisors authorize the expenditure of \$122,851 from the fiscal year 2013 / 2014 Redevelopment Revolving Capital Outlay / Undesignated Infrastructure fund account to assist with funding the Fairgrounds Events Plaza. Member Shirk seconded the motion. Motion carried 4-1.**

Vice Chairperson Bonkowski moved to approve and recommend that the Board of Supervisors authorize the expenditure of \$39,273 from the fiscal year 2013 / 2014 Redevelopment Revolving Capital Outlay / Undesignated Infrastructure fund account to assist with funding the Brewery Arts Center Plaza. Member Crowell seconded the motion. Motion carried 3-2.

26. PUBLIC COMMENT (12:29:08) - Chairperson Abowd entertained public comment; however, none was forthcoming.

27. ACTION TO ADJOURN REDEVELOPMENT AUTHORITY (12:29:12) - Chairperson Abowd adjourned the Redevelopment Authority at 12:29 p.m., and returned the gavel to Mayor Crowell.

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The Minutes of the September 5, 2013 Carson City Redevelopment Authority meeting are so approved this _____ day of December, 2013.

KAREN ABOWD, Chair

ATTEST:

ALAN GLOVER, Clerk - Recorder