



## Office of Business Development

108 E. Proctor Street  
Carson City, Nevada 89701  
(775) 887-2101 – Hearing Impaired: 711  
[www.carson.org/obd](http://www.carson.org/obd)

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Date: December 29, 2014 **ITEM 5.2**

To: Redevelopment Authority Citizens Committee  
Meeting of January 5, 2015

From: Lee Plemel, Community Development Director

Subject: For Possible Action: To provide recommendations to the Redevelopment Authority regarding the expenditure of \$271,942 from the Fiscal Year 2014-15 Redevelopment Revolving Fund and to authorize the expenditure of \$218,058 from the Fiscal Year 2015-16 Redevelopment Revolving Fund, for a total of \$490,000, to design and construct a pedestrian and events plaza on 3<sup>rd</sup> Street between Carson Street and Curry Street.

**Recommended Motion:** I move to recommend to the Redevelopment Authority the authorization of the expenditure of \$271,942 from the Fiscal Year 2014-15 Redevelopment Revolving Fund and to authorize the expenditure of \$218,058 from the Fiscal Year 2015-16 Redevelopment Revolving Fund, for a total of \$490,000, to design and construct a pedestrian and events plaza on 3<sup>rd</sup> Street.

**Discussion:**

On September 3, 2014, the Redevelopment Authority Citizens Committee (RACC) recommended the construction of the 3<sup>rd</sup> Street Plaza as a top priority for the Redevelopment District to meet the objectives of the Redevelopment Area Plans. On November 20, the Redevelopment Authority/Board of Supervisors accepted the 3<sup>rd</sup> Street Plaza project as a top Redevelopment priority and authorized the proposed funding from the FY 2013-14 and 2014-15 Redevelopment Revolving Fund subject to bringing the funding and project to the RACC for a recommendation back to the Authority.

As a result of the RACC's recommendation and at the direction of the City Manager, Parks and Recreation staff, with the help of a landscape architecture intern, created preliminary plaza designs for the purposes of developing cost estimates. City staff has also met with the owners of the properties on 3<sup>rd</sup> Street (the Lopiccolos) to discuss design alternatives and refine the design.

The preliminary design of the plaza, from which preliminary cost estimates have been produced, includes a permanent stage for events and pedestrian amenities with landscaping. The construction of the plaza would create a pedestrian-oriented public space that would encourage visitations to the downtown area and provide needed public space for small concerts and events throughout the year. If approved, it is anticipated that construction would begin in 2016.

Redevelopment funds that are not currently assigned to a specific project are available in the Redevelopment budget for this project. Available funds from the current FY2014-15 budget (\$271,942) are not enough to complete the project. Therefore, funds from the following year

(\$218,058) are required. Refer to the attached Redevelopment budget five-year projection for anticipated “undesignated infrastructure funds” in future years. Note that with recent staffing changes occurring within the Office of Business Development, it is anticipated that additional funds will be made available (transferred from salaries) for projects in FY 2015-16 and beyond. However, the impacts to the budget are not known at this time.

The former property owners of the historic St. Charles Hotel, the McFadden’s, have verbally committed \$125,000 to assist in the construction of the plaza. In return, the McFadden’s are requesting that they have the ability to name the plaza. If the Redevelopment Authority and Board of Supervisors approve the funding for the project, staff will bring an item back to the Board of Supervisors regarding the naming of the plaza. For more information on Bob McFadden’s role in rehabilitating the St. Charles Hotel building on 3<sup>rd</sup> Street, go to <http://aroundcarson.com/tag/firkinandfox/>.

In addition to this direct money contribution, the Lopiccolo’s will be making improvements to benefit the project including building façade improvements on the north side of 3<sup>rd</sup> Street and the donation of an easement on their private property for the construction of the stage, along with other improvements to their buildings on 3<sup>rd</sup> Street and leasing additional parking from the property to the south of the St. Charles Hotel.

It is noted by staff that this project would typically have been brought to the RACC before going to the Redevelopment Authority for approval. It is not staff’s intent to process Redevelopment projects this way, generally. In discussions with Public Works staff and the City Manager, it was determined in this case that it was in the City’s best interest to get conceptual approval from the Board in order to incorporate the design of the plaza into the Downtown Carson Street Project design, which was sent out for RFP (Request for Proposals) on November 21, 2014. Conceptual plans and cost estimates were not available in time to bring the item to RACC before the RFP went out. The final scope of work and contract for the design team will not be approved by the Board of Supervisors before February 5, 2015, so there is still ample time to incorporate any recommended changes into the contract should the RACC recommend any such changes and the Board approve such changes. Community Development staff will make every effort in the future to bring Redevelopment projects to the RACC before going to the Redevelopment Authority.

It is also noted that the Board of Supervisors only accepted the RACC’s recommendation of the Plaza as the #1 priority. The Board did not take action regarding the priority of the remaining projects and will consider those priorities at a future meeting, tentatively in February 2015.

If you have any questions regarding this item, please contact Lee Plemel at 283-7075 or [lplemel@carson.org](mailto:lplemel@carson.org).

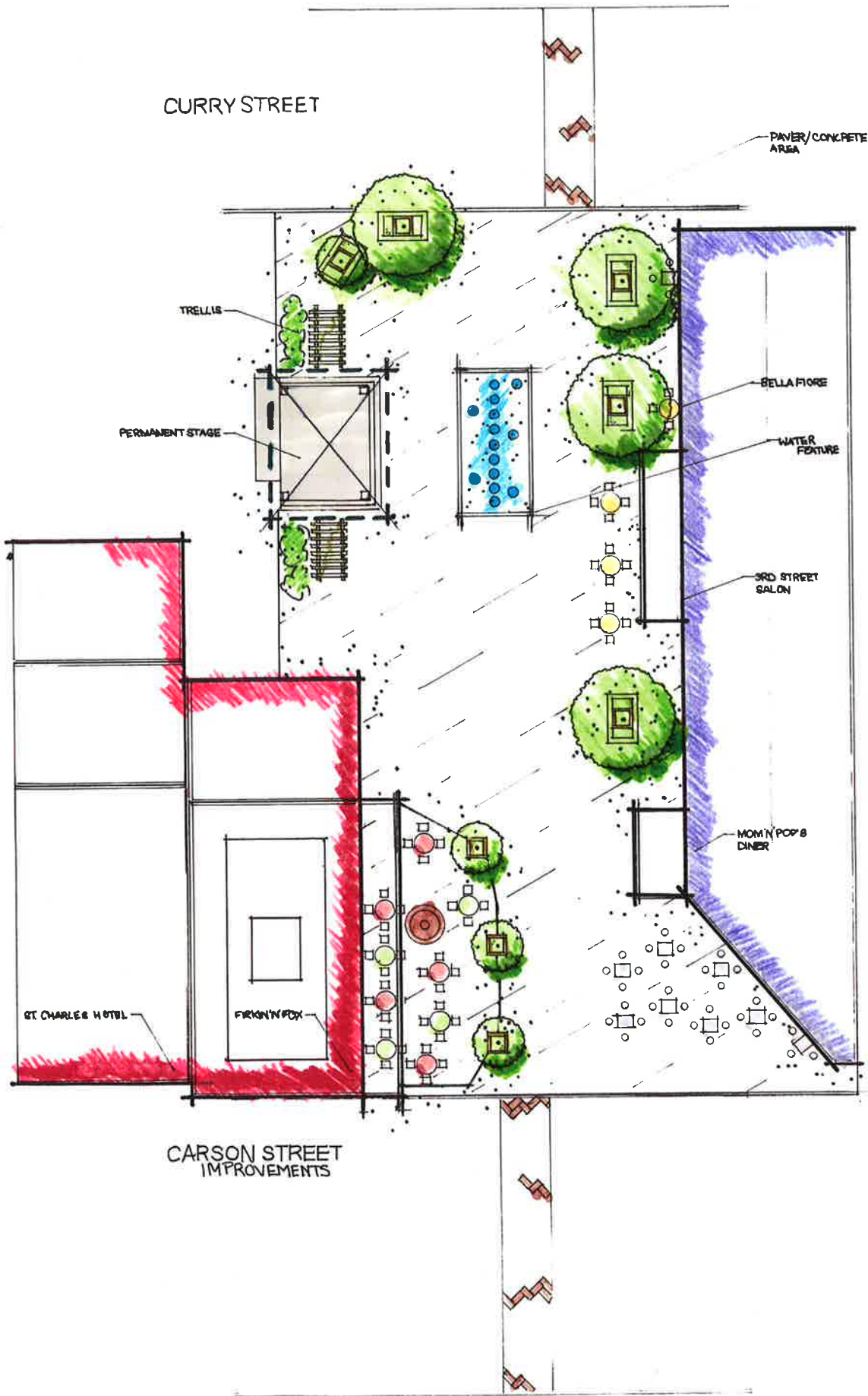
Attachments:

- 1) Plaza conceptual design
- 2) Preliminary cost estimate
- 3) Aerial photo of existing conditions
- 4) Redevelopment budget five-year projection

# CONCEPTUAL DESIGN

11/5/14

PARKING LOT



CURRY STREET

PAVER/CONCRETE AREA

TRELLIS

PERMANENT STAGE

BELLA FIORE

WATER FEATURE

3RD STREET SALON

MOM'N'POP'S DINER

ST CHARLES HOTEL

FIRK'N'FOX

CARSON STREET IMPROVEMENTS

**Preliminary Cost Estimate and Funding Summary**  
**3rd & Carson Project**  
**11/5/2014**

<b>Funding Sources</b>	
<b>Source</b>	<b>Amount</b>
McFadden Family	\$125,000.00
Redevelopment	\$490,000.00
Public Works	\$73,953.00
Total Funding	\$688,953.00

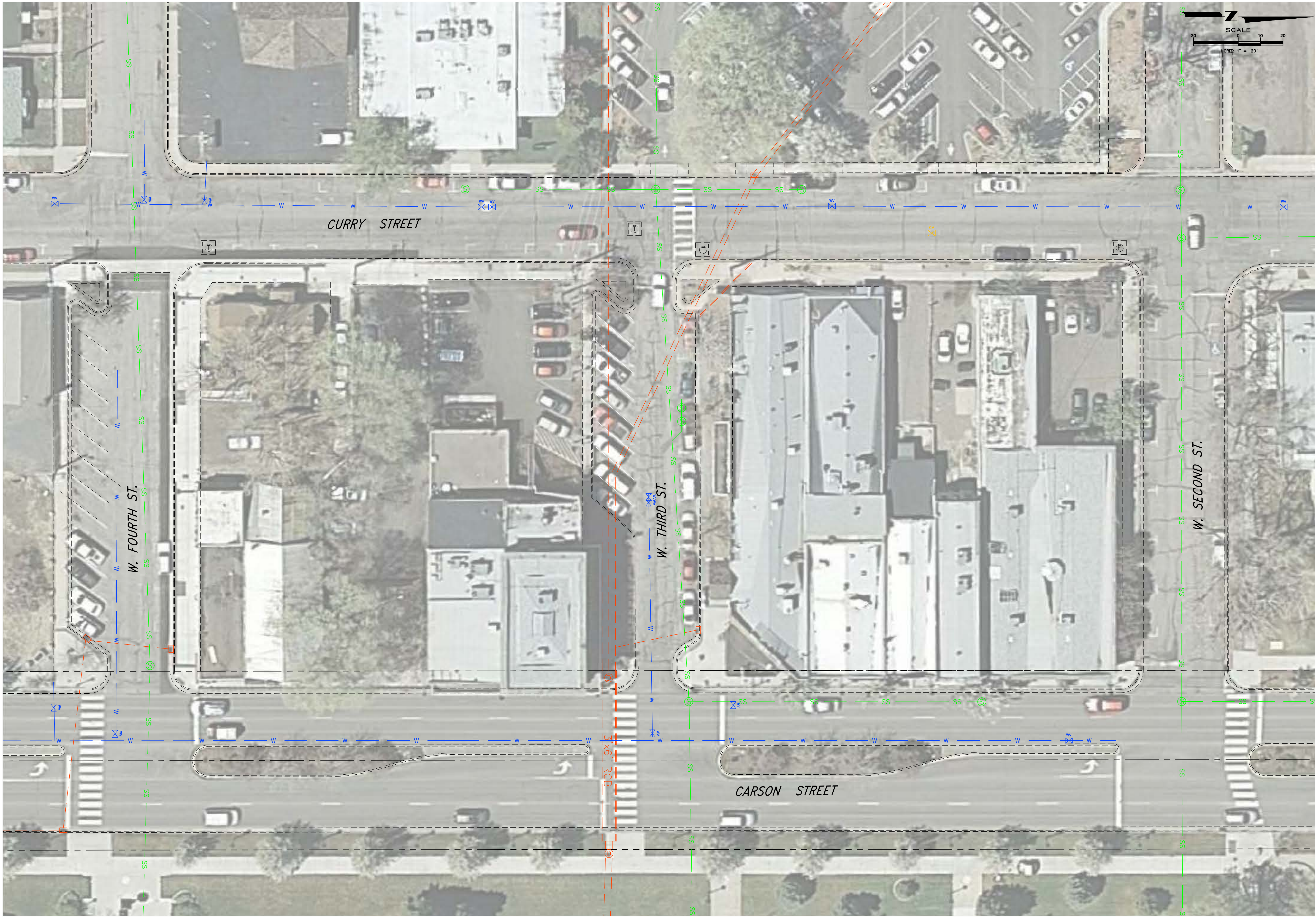
<b>Construction Costs</b>	
<b>Item</b>	<b>Estimated Cost</b>
Design	\$70,562.43
Project/Construction Management	\$40,801.94
Construction Cost	\$477,472.44
20% Contingency	\$94,083.24
Total Estimated Construction Cost	\$682,920.06

**Notes:**

The stage will be built on private property supplied by the owners of the St. Charles Hotel in an area currently used for parking. They will lease property to provide parking spaces for the spaces lost at an estimated present value of \$57,000.

The property owners have also agreed to perform a number of improvements in the area including rebuilding the facades and roofs on the buildings on the north side of the street, install a new ramp to the Firkin and the Fox, install a grease interceptor for Pop's Restaurant, remove the deck on the Firkin and Fox and reinstall the metal railings and redo the existing parking lot.

H:\PROJECTS\CARSON ST RE-STRIPING\Drawings\31\_Closure.dwg



DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DWG NO.: \_\_\_\_\_  
 SCALE (HORIZ): 1"=20'  
 SCALE (VERT): N/A  
 PLOT DATE: 11/5/14

**CARSON CITY  
 PUBLIC WORKS DEPARTMENT**  
 3505 BUTTI WAY CARSON CITY, NEVADA 89701  
 PH: 887-2355 FAX: 887-2112

REV.	DATE	DESCRIPTION	BY	APP'D

**THIRD STREET  
 EXISTING CONDITIONS  
 (AERIAL PHOTOGRAPH)**

SHEET  
 1  
 OF  
 1

Carson City Redevelopment Authority  
 Projection  
 FY 2015 - FY 2019

	FY 2015 Budgeted	FY 2016 Projection	FY 2017 Projection	FY 2018 Projection	FY 2019 Projection	
<b>REVENUES</b>						
Property Taxes	1,764,279	1,817,207	1,889,896	1,965,491	2,044,111	3% in FY 16, 4
Interest Revenue	3,000	3,000	3,000	3,000	3,000	
Charges for Services	11,000	11,000	11,000	11,000	11,000	
Other Local Govt Grants (Turf Maint)	5,379	5,379	5,379	5,379	5,379	
Beginning Fund Balance	256,689	184,669	200,000	200,000	200,000	
<b>Total Rev and Fund Bal</b>	<u>2,040,347</u>	<u>2,021,255</u>	<u>2,109,275</u>	<u>2,184,870</u>	<u>2,263,490</u>	

<b>EXPENDITURES</b>						
Debt Service	279,850	278,400	279,600	275,400	276,000	Actual
Fiscal Charges	500	500	500	500	500	
Sal and Ben:						
Parks	102,443	107,565	112,943	118,591	124,520	5% per year
Administrative	186,695	196,030	205,831	216,123	226,929	5% per year
Other Expenditures						
<b>Services &amp; Supplies</b>	<b>269,248</b>	275,000	275,000	275,000	275,000	
Special Events & Activities	<b>65,000</b>	<b>65,000</b>	<b>65,000</b>	<b>65,000</b>	<b>65,000</b>	
Nevada Day	25,000	25,000	25,000	25,000	25,000	
Farmers Market	15,000	15,000	15,000	15,000	15,000	
Xmas Tree Lighting	10,000	10,000	10,000	10,000	10,000	
Michael Hohl Incentive	480,000	480,000	480,000	480,000	480,000	
Big 5/Big Lots Incentive (est)	50,000	50,000	50,000	50,000	50,000	
Gottschalks Incentive (est)	100,000	100,000	100,000	100,000	100,000	
<b>Infrastructure Projects (Undes)</b>	<b>271,942</b>	<b>218,760</b>	<b>290,400</b>	<b>354,257</b>	<b>415,541</b>	
Ending Fund Balance	<u>184,669</u>	<u>200,000</u>	<u>200,000</u>	<u>200,000</u>	<u>200,000</u>	
<b>Total Exp and Fund Bal</b>	<u>2,040,347</u>	<u>2,021,255</u>	<u>2,109,275</u>	<u>2,184,870</u>	<u>2,263,490</u>	
<b>Tot Rev less Exp</b>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	

**Services and Supplies:**

General Fund Internal Service Charges	116,066
Professional Services	20,000
BRIC rent and utilities	51,382
Advertising/Marketing	14,000
Publications	16,000
Misc Serv & Supp (dues, supplies, etc.)	51,800
	<u>269,248</u>