

**MINUTES**  
**Special Meeting**  
**Carson City Redevelopment Authority Citizens Committee (RACC)**  
**Monday, June 5, 2017 ● 5:30 PM**  
**Community Center Sierra Room**  
**851 East William Street, Carson City, Nevada**

**Board Members**

<b>Chair – Kristoffer Wickstead</b>	<b>Vice Chair– Ronni Hannaman</b>
<b>Member – John Barrette</b>	<b>Member – Court Cardinal</b>
<b>Member – Jason Justice</b>	<b>Member – Lee Kennedy</b>
<b>Member – Craig Mullet</b>	

**Staff**

Lee Plemel, Community Development Director  
Adriana Fralick, Chief Deputy District Attorney  
Tamar Warren, Deputy Clerk

**NOTE:** A recording of these proceedings, the board’s agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder’s Office, and available for review during regular business hours.

An audio recording of this meeting is available on [www.carson.org/minutes](http://www.carson.org/minutes).

**1. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF A QUORUM**

(5:30:08) – Vice Chairperson Hannaman called the meeting to order at 5:30 p.m. Roll was called and a quorum was present.

<b>Attendee Name</b>	<b>Status</b>	<b>Arrived</b>
Chairperson Kristoffer Wickstead	Absent	
Vice Chair Ronni Hannaman	Present	
Member John Barrette	Present	
Member Court Cardinal	Present	
Member Jason Justice	Present	
Member Lee Kennedy	Present	
Member Craig Mullet	Absent	

**2. PUBLIC COMMENTS**

(5:30:44) – Vice Chair Hannaman entertained public comments; however, none were forthcoming.

**3. FOR POSSIBLE ACTION ON APPROVAL OF MINUTES – May 1, 2017.**

**(5:31:14) – MOTION: I move to approve the minutes from the May 1, 2017 RACC meeting as written.**

<b>RESULT:</b>	<b>APPROVED (4-0-1)</b>
<b>MOVER:</b>	Justice
<b>SECONDER:</b>	Kennedy
<b>AYES:</b>	Hannaman, Barrette, Justice, Kennedy
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	Cardinal
<b>ABSENT:</b>	Wickstead, Mullet

#### 4. MEETING ITEMS

##### 4-A. FOR POSSIBLE ACTION: TO MAKE A RECOMMENDATION TO THE REDEVELOPMENT AUTHORITY REGARDING THE EXPENDITURE OF UP TO \$16,000 FROM THE REDEVELOPMENT REVOLVING FUND FOR FISCAL YEAR 2017-18 FOR THE DOWNTOWN BUSINESS ASSOCIATION'S 2017 ARLINGTON PLAZA COMMUNITY EVENT VENUE.

(5:31:39) – Vice Chairperson Hannaman introduced the item. Mr. Plemel presented the agenda materials which are incorporated into the record. He also noted that the applicant was in the audience and could answer the members' questions.

(5:34:08) – Dean DiLullo, Carson Nugget Casino General Manager, introduced himself and presented his funding request for the Arlington Event Center, incorporated into the record, and responded to clarifying questions. Member Justice inquired about the \$8,500 line item and Mr. DiLullo explained that it would be for contingency items. Member Barrette inquired about the Downtown Business Association (DBA) support and wondered why they were not present to support the request and was informed that the land belonged to Carson Nugget which was responsible for preparing the venue for the DBA. Mr. DiLullo also noted that had they received funding in May, the venue would have been open already and able "to deliver quality entertainment to drive the headcount to the town". Mr. Plemel clarified for Member Cardinal that the special events funds are "pretty much a grant" and not a direct match. Mr. DiLullo believed that the DBA would not own the equipment which will be stored and reused by the event committee. He also confirmed the support of the Visitors Bureau and the DBA citing few possibilities such as a chili cookoff and playing a role in the Street Vibrations event, etc. Member Cardinal received confirmation that the facility would be free of charge to event promoters who will have to incur the operating costs.

(5:50:34) – Member Kennedy received clarification that any direct operations cost would have to be incurred by the event owners or promoters; however, the cost of equipment such as tents would be free. Mr. DiLullo noted that the event approval would be done by the existing committee, identified in the agenda materials, and hoped that a few more DBA members would be part of that committee. In response to Member Barrette's question, Mr. DiLullo noted that "anything that happens on the property is the responsibility of the promoter" and that they need to provide proof of a policy to the committee, adding that the Carson Nugget umbrella policy and the Hop and Mae Adams Foundation insurance policy would provide "above and beyond" protection. Vice Chair Hannaman noted that the City liked owning equipment such as tables, chairs, hand-washing stations, etc. and suggested renting the Parks and Recreation Department's, stage, tables and chairs. She also noted that the Board of Supervisors had the

final approval of the request. Mr. DiLullo explained that when supplementing a City event, the stage would be in use by the City, and also stated that since the cost of setting up and tearing down would be a major part of the expenses, they would set up once and leave it until the final event. Discussion ensued regarding ownership of equipment and infrastructure and Mr. DiLullo noted that the funding may not be for tangible assets and could be used for rentals, adding that the investment would “make that [project] dream a reality” with his backing.

(6:04:10) – Member Barrette noted that per his calculations, “the hard assets ... come to \$19,480” and believed that the Board of Supervisors would not be amenable to “buying something for the private sector”. Member Cardinal noted that normally the Committee would receive a request for a specific event, and that this was different. Vice Chair Hannaman wondered why the Carson City Visitors Bureau was not present to support this request. Member Barrette inquired whether the funds would be used for seed money. Vice Chair Hannaman and Member Cardinal reiterated the concern that this request was for infrastructure instead of a specific event. Mr. DiLullo informed Member Justice that the venue will be set up on a semi-permanent basis; therefore, will not be moved to accommodate other events. He also noted that the venue will be torn down and stored after Nevada Day to accommodate the ice rink.

(6:16:47) – Vice Chair Hannaman recessed the meeting.

(6:23:59) – Vice Chair Hannaman reconvened the meeting. A quorum was still present.

(6:24:00) – Mr. DiLullo noted that there are no letters of intent from promoters. Ms. Fralick clarified that after researching the City’s policies and procedures “there is no definition of event or no criteria other than the review criteria when considering events”. She cited the criteria, which are also incorporated in the agenda materials, as:

- The number of participants the event draws, compared to the amount of Redevelopment funding and other City support requested for the event.
- The amount of City funding requested for the event compared to funding obtained or sought from other sources.
- The amount of funding requested in past years compared to funding currently being requested.
- The longevity of the event in Carson City and its importance to the community.
- The possibility for the event to grow in the future.
- Potential conflicts with other special events on the same date as a proposed event.
- Other factors as deemed appropriate by the Authority.

(6:26:01) – Ms. Fralick advised that based on the criteria above, the Committee would make a recommendation to the Redevelopment Authority whether to approve or deny the request, and to make the findings for or against the request. Discussion ensued regarding the criteria and Member Cardinal noted that it was very difficult to hold an event in Carson City “without stepping on someone else’s toes”, referring to a full calendar of events in the City. Mr. DiLullo believed the word event need not be defined because multiple events will attract more people. He also stated that he was making it easier for promoters to hold events in Carson City. A member inquired about what and who was driving events in Carson City, and stated a need for a master calendar of events. Discussion ensued regarding the lack of DBA presence at this meeting to support the request. Mr. DiLullo offered to rent the necessary

equipment if it would make it easier for the Committee to approve the request. Vice Chairperson Hannaman gave the example of the Carson City Fair noting that “leftover money” was used to fund it. She also informed Mr. DiLullo that “if nothing happens here tonight...you will go before the Board of Supervisors, but if there is monies left over...you can come back” and request funding for a specific event. She then entertained a motion. Member Barrette stated that “as the lone member here who’s basically a liaison from the Board [of Supervisors], I have no intentions of making motions...because I want this Board to operate independent of any sway that I might be perceived to have or not have.” He also noted that he personally liked “this idea” but not at this funding level. Member Justice was also concerned about the requested amount. Member Cardinal was in favor of having Mr. DiLullo bring letters of intent from promoters. Mr. Plemel advised making a motion to recommend to the Board of Supervisors “one way or the other” with the stated findings. Member Barrette received clarification from Mr. Plemel that a motion for a reduced amount was acceptable. Mr. DiLullo explained that any contribution made was welcome and believed that bringing events outside and not in the Carson Nugget ballroom would be more beneficial for the City and host thousands of attendees.

**(6:45:38) – MOTION: I move to recommend to the Redevelopment Authority regarding the expenditure of up to \$5,000 from the Redevelopment Revolving Fund for Fiscal Year 2017-18 for the Downtown Business Association’s 2017 Arlington Plaza Community Event Venue to be used towards event funds for future events in the Fiscal Year 2017-18.**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Cardinal
<b>SECONDER:</b>	Justice
<b>AYES:</b>	Hannaman, Barrette, Cardinal, Justice, Kennedy
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Wickstead, Mullet

**5. DISCUSSION ONLY**

**a. STAFF REPORTS AND UPDATES ON MATTERS RELATING TO THE RACC.**

(6:48:36) – Mr. Plemel reported that the Board of Supervisors had adopted a policy on arts and culture events, noting that these events were important; however, no “fixed dollar amount” would be allocated. He also announced that the next regular RACC meeting was scheduled for August 7, 2017, adding that no façade improvement applications had been received to date. Vice Chairperson Hannaman received clarification that the incentive from the closed Bealls department store property was in the form of a sales tax reimbursement paid for from the Redevelopment Fund. Vice Chairperson Hannaman announced the downtown Revival Car Show on Saturday, June 10, 2017.

**b. FUTURE AGENDA ITEMS FOR THE NEXT RACC MEETING.**

**c. RACC MEMBER REPORTS AND COMMENTS**

**6. PUBLIC COMMENTS**

(6:51:42) – Vice Chairperson Hannaman entertained public comment. However none were forthcoming.

**7. FOR POSSIBLE ACTION: ADJOURNMENT.**

**(6:52:01) – Member Cardinal moved to adjourn. The motion was seconded by Member Kennedy. The meeting was adjourned at 6:52 p.m.**

The Minutes of the June 5, 2017 Carson City Redevelopment Authority Citizens Committee meeting are so approved this 7<sup>th</sup> day of August, 2017.

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RONNI HANNAMAN, Vice Chair