

**MINUTES**  
**Regular Meeting**  
**Carson City Redevelopment Authority Citizens Committee (RACC)**  
**Monday, November 5, 2018 ● 5:30 PM**  
**Community Center Sierra Room**  
**851 East William Street, Carson City, Nevada**

**Board Members**

<b>Chair – Court Cardinal</b>	<b>Vice Chair – Jason Justice</b>
<b>Member – John Barrette</b>	<b>Member – Ronni Hannaman</b>
<b>Member – Lee Kennedy</b>	<b>Member – Sherri Powell</b>
<b>Member – Michael Smith</b>	

**Staff**

Lee Plemel, Community Development Director  
Dan Yu, 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**

(5:31:55) – Chairperson Cardinal called the meeting to order at 5:31 p.m. Roll was called and a quorum was present. Member Kennedy was absent.

<b>Attendee Name</b>	<b>Status</b>	<b>Arrived</b>
Chairperson Court Cardinal	Present	
Vice Chairperson Jason Justice	Present	
Member John Barrette	Present	
Member Ronni Hannaman	Present	
Member Lee Kennedy	Absent	
Member Sherri Powell	Present	
Member Michael Smith	Present	

**2. PUBLIC COMMENTS**

(5:32:26) – Chairperson Cardinal entertained public comments; however, none were forthcoming.

**3. FOR POSSIBLE ACTION ON APPROVAL OF MINUTES – SEPTEMBER 4, 2018.**

(5:32:47) – Chairperson Cardinal introduced the item and entertained corrections, changes, or a motion.

**(5:32:52) – MOTION: I move to approve the minutes of the September 4, 2018 RACC meeting as presented.**

<b>RESULT:</b>	<b>APPROVED (6-0-0)</b>
<b>MOVER:</b>	Hannaman
<b>SECONDER:</b>	Barrette
<b>AYES:</b>	Cardinal, Justice, Barrette, Hannaman, Powell, Smith
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Kennedy

**4. MEETING ITEMS**

**4-A FOR POSSIBLE ACTION: TO MAKE A RECOMMENDATION TO THE REDEVELOPMENT AUTHORITY REGARDING THE EXPENDITURE OF \$247,996 FROM THE FY 2019 REDEVELOPMENT REVOLVING FUND FOR THE BOB BOLDRICK THEATER SEAT REPLACEMENT PROJECT.**

(5:33:13) – Chairperson Cardinal introduced the item. Mr. Plemel gave background and presented the Staff Report which is incorporated into the record. He also acknowledged the presence of Carson City Parks, Recreation, and Open Space Director, Jennifer Budge. Mr. Plemel noted that the Committee’s recommendation could also include the purchase of a second portable sound system. Member Hannaman called the decision on the item “a no brainer” and offered to make a motion.

**(5:36:48) – MOTION: I move to recommend to the Redevelopment Authority the expenditure of \$347,996 from the FY 2019 Redevelopment Revolving Fund for the Bob Boldrick Theater project.**

<b>RESULT:</b>	<b>APPROVED (6-0-0)</b>
<b>MOVER:</b>	Hannaman
<b>SECONDER:</b>	Barrette
<b>AYES:</b>	Cardinal, Justice, Barrette, Hannaman, Powell, Smith
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Kennedy

**4-B FOR POSSIBLE ACTION: TO PROVIDE DIRECTION TO STAFF REGARDING THE REDEVELOPMENT DISCRETIONARY FUNDS TENTATIVE ALLOCATION PLAN FOR FISCAL YEAR (FY) 2020.**

(5:38:14) – Chairperson Cardinal introduced the item. Mr. Plemel reviewed the Staff report, including the FY 2019 Redevelopment Discretionary Funds Tentative Allocation Plan, and responded to clarifying questions. He was also in agreement with Member Hannaman’s suggestion of having a time limit for project completions. Discussion ensued regarding the Blue Line project and Mr. Plemel noted that it had been carried over to be used as a match to complete the entire project, which would now be a mobile app instead of the actual line. Chairperson Cardinal suggested reaching out to businesses for donations. Member Hannaman suggested increasing the amount for the infrastructure line item. Vice Chair Justice suggested standardizing the look of the trash cans and newsstands. Member Smith wished to see funds

allocated to enhance the Redevelopment Area north of William Street. Chairperson Cardinal entertained public comments.

**PUBLIC COMMENTS**

(5:51:10) – Mark Salinas, Carson City Arts and Culture Coordinator, explained that he was representing the arts, culture, and events line item with an allocation of \$25,000. He distributed a handout titled *Redevelopment Special Event Grants Guidelines for Arts and Culture*, incorporated into the record, and explained the increase in funding requests year-over-year. Mr. Salinas reviewed the submission and scoring process and the eligibility criteria outlined in the handout. He also responded to clarifying questions by the members.

(6:03:14) – Eleanor Bugli introduced herself as a member of the Cultural Commission and the President of the Carson City Symphony Association. Ms. Bugli noted that due to a conflict she abstains from voting on the Cultural Commission program funding; however, she was very supportive of the \$25,000 allocated to the art and culture events and programs. She believed that Carson City has become known as a developing arts community which attracts businesses and tourists. Ms. Bugli explained that the funds received for the first time by the symphony this year, even though it had been performing for three years, were used as a match for State or other grants.

(6:07:42) – Sharon Rosse of the Capital City Arts Initiative introduced herself and explained that they exhibit visual arts in three galleries in Carson City and believed that the grants they have received have been vital to their organization. Ms. Rosse also introduced the art currently being shown in the Sierra Room.

(6:11:44) – Barbara D’Anneo introduced herself as “the at large member of the Cultural Commission” and thanked the Committee “for understanding how important arts and culture are to this City”.

(6:12:37) – David Bugli introduced himself as the President of the Mile High Jazz Band Association and the conductor of the Carson City Symphony and thanked the Committee for funding both organizations’ requests. He also listed some of their events, highlighting their growth.

(6:19:57) – Mr. Salinas requested an additional \$5,000 to the currently allocated \$25,000, noting that this year they had received over \$32,000 in funding requests.

**4-C FOR POSSIBLE ACTION: TO MAKE A RECOMMENDATION TO THE REDEVELOPMENT AUTHORITY TO MAKE AMENDMENTS TO RESOLUTION NO. 2017-RA-R-1 AND 2017-R-1 TO MODIFY THE REDEVELOPMENT FAÇADE IMPROVEMENT PROGRAM GUIDELINES.**

(6:20:46) – Chairperson Cardinal introduced the item. Mr. Plemel presented the Staff Report, incorporated into the record, and highlighted four key issues he had listed for discussion: eligible properties, ineligible properties, eligible improvements, and discretionary review. Discussion ensued regarding whether the eligibility was for Carson Street and visible areas only. Mr. Plemel noted that only commercial properties had been eligible to date. He also recommended “if you want to limit it to the corridors that are on Carson Street, write those in the standards and limit it to Carson Street” which, he believed would alleviate the concerns of making discretionary decisions regarding the property location.

(6:32:15) – Mr. Yu cautioned against having a resolution based on discretion only. Chairperson Cardinal explained that the purpose of the program had been “all about improving the downtown corridor of Carson City...it wasn’t for people’s homes or parks...it was to help increase business by improving the façade so it didn’t look like a dilapidated area in Carson City.” Mr. Plemel clarified that the program encouraged property owners and the City to make an investment. Member Hannaman believed that the issue in the last meeting had been about painting a residential office and not about commercial properties. Vice Chair Justice was in agreement with the Chair’s definitions of supporting “anything the City has touched to improve”.

(6:39:44) – Mr. Plemel reviewed the Redevelopment Area on the map and Member Powell believed that owners of residential offices had taken care of properties that otherwise would have been neglected. Discussion ensued regarding eligibility in city-improved areas in residential office or commercial areas and Member Hannaman believed that the current definitions were too broad. Chairperson Cardinal believed that it was up to this Committee to make a recommendation to the Board of Supervisors; however, Member Powell believed that the program should include “all the commercial properties within the District and then creating guidelines around that and not try and cut out people that are in that map”. Vice Chair Justice believed that as a residential office property owner in the District, he did not feel aggrieved by not being eligible. Mr. Yu clarified that the Board of Supervisors had granted an appeal to allow the applicant’s eligibility, and had not considered the Historic District tax incentives as an incentive against façade improvement eligibility.

(6:57:03) – Chairperson Cardinal suggested allowing applications fronting Carson Street or other streets such as Curry Street “or something to be defined [as] currently under redevelopment or has been signed off for redevelopment”. Member Powell reminded the Committee that they had already approved funding for the Greenhouse Garden Center. Member Hannaman suggested defining businesses as collecting sales tax, which the Greenhouse Garden Center did. Vice Chair Justice noted that past actions should not dictate what needs to be done moving forward. Chairperson Cardinal believed that there was a consensus to define a specific geographic area and suggested that Mr. Plemel return with an approved “downtown beautification project” map for the Committee’s consideration. Discussion ensued regarding the locations of the City’s current and past improvement projects. Mr. Plemel suggested separate motions to address specific issues, for clarification purposes. Mr. Yu offered to provide specific language for the motions.

**(7:10:23) – MOTION: I move to recommend to the Redevelopment Authority option C, [comprising] properties that front on the streets that have had project improvements.**

<b>RESULT:</b>	<b>APPROVED (6-0-0)</b>
<b>MOVER:</b>	Justice
<b>SECONDER</b>	Hannaman
<b>AYES:</b>	Cardinal, Justice, Barrette, Hannaman, Powell, Smith
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Kennedy

(7:12:16) – Discussion ensued regarding the vote and Member Barrette explained that he may not vote the same way in the Board of Supervisors’ meeting, based on additional discussion.

**(7:16:05) – MOTION: I move to recommend to the Redevelopment Authority that Historic [District] tax deferment is not a disqualifying [reason for improvement eligibility].**

<b>RESULT:</b>	<b>APPROVED (6-0-0)</b>
<b>MOVER:</b>	Justice
<b>SECONDER</b>	Hannaman
<b>AYES:</b>	Cardinal, Justice, Barrette, Hannaman, Powell, Smith
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Kennedy

(7:16:42) – Member Hannaman believed that façade improvement could not happen without painting.

**(7:16:48) – MOTION: I move to approve painting as an eligible improvement.**

(7:18:18) – Discussion ensued on whether painting alone should be approved, or whether it should be part of a larger improvement project. It was agreed that painting could be considered a project on its own.

<b>RESULT:</b>	<b>APPROVED (6-0-0)</b>
<b>MOVER:</b>	Hannaman
<b>SECONDER</b>	Barrette
<b>AYES:</b>	Cardinal, Justice, Barrette, Hannaman, Powell, Smith
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Kennedy

(7:19:09) – Mr. Plemel gave background on discretionary approval and recommended keeping the item in the guidelines. Mr. Yu offered to return with certain parameters such as looking at the overall merit of the project, and the Committee agreed. Mr. Plemel suggested a motion.

**(7:24:38) – MOTION: I move to give direction to the District Attorney’s Office to draft verbiage to set the parameters for the discretion that the RACC may exercise in their review of applications, based on meeting the intent of the Façade Improvement Program.**

<b>RESULT:</b>	<b>APPROVED (6-0-0)</b>
<b>MOVER:</b>	Cardinal
<b>SECONDER</b>	Powell
<b>AYES:</b>	Cardinal, Justice, Barrette, Hannaman, Powell, Smith
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Kennedy

**5. DISCUSSION ONLY**

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

(7:26:39) – Mr. Plemel reminded the Committee of the upcoming joint meeting with the Historic Resources Commission (HRC) to receive several updates including one from the new owners of the Jack’s Bar property, another from the State Historic Preservation Office on the historic tax credit program, and an overview of the Façade Improvement Program for the benefit of the HRC. He also explained that Vice Chair Justice’s and Member Kennedy’s property owner positions will be vacant in the upcoming year.

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

**c. RACC MEMBER REPORTS AND COMMENTS**

(7:29:29) – Vice Chair Justice announced that he would not be reapplying for the RACC member position and that his last meeting would be in December; however, he offered to remain on the Committee until a replacement is appointed. Member Hannaman reminded everyone of the upcoming RACC funded Silver and Snowflakes event in front of the Capitol steps, on Friday December 30, 2018, at 5:30 p.m.

**6. PUBLIC COMMENTS**

(7:30:40) – There were no additional public comments.

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

**(7:30:58) – Chairperson Cardinal adjourned the meeting at 7:30 p.m.**

The Minutes of the November 5, 2018 Carson City Redevelopment Authority Citizens Committee meeting are so approved on this 4<sup>th</sup> day of March, 2019.

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COURT CARDINAL, Chair