

**CARSON CITY CONSOLIDATED MUNICIPALITY  
NOTICE OF MEETING OF THE  
REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE**

**Day:** Monday  
**Date:** May 6, 2019  
**Time:** Beginning at 5:30 p.m.  
**Location:** Community Center, Sierra Room  
851 East William Street  
Carson City, Nevada

**AGENDA**

**1. Call to Order, Roll Call, and Determination of Quorum.**

**2. Public Comment\*\***

The public is invited at this time to comment on and discuss any topic that is relevant to, or within the authority of, the Carson City Redevelopment Authority Citizens Committee, including any matter that is not specifically included on the agenda as an action item.

**3. For Possible Action: Approval of Minutes – March 4, 2019**

**4. Meeting Items:**

**4.A** For Possible Action: Discussion and possible action to make a recommendation to the Redevelopment Authority regarding the expenditure of up to \$7,284 for Special Event funding from the Redevelopment Revolving Fund, Special Events account, for Fiscal Year 2019. (Lee Plemel, [lplemel@carson.org](mailto:lplemel@carson.org))

*Staff Summary: Redevelopment annually funds special events from a portion of the Revolving Fund. A total of \$10,000 has been tentatively budgeted in FY 2020 for Redevelopment Special Events. The following Special Event funding requests were submitted, totaling \$7,284 in requests: \$4,500 for Advocates to End Domestic Violence's Taste of Downtown event; and \$2,784 for University of Nevada Cooperative Extension's 2019 Carson City, Nevada Fair.*

**4.B** For Possible Action: Discussion and possible action regarding the expenditure of up to \$25,000 from the Façade Improvement Program fund for façade improvements to the building located at 801 N. Carson Street, known as the Nolan Inn, within Redevelopment Area No. 1. (Lee Plemel, [lplemel@carson.org](mailto:lplemel@carson.org))

*Staff Summary: The Redevelopment Authority approved a façade improvement program to assist property owners within the Redevelopment District with improving the exterior appearance of their buildings. The City may match up to 50% of the total cost of the façade improvements up to a maximum of \$25,000 per property. The applicant is proposing to replace the fascia on the portion of the building facing Carson Street and repaint the entire building. The applicant's estimated total cost of the proposed improvements is \$72,200.*

**4.C** For Possible Action: Discussion and possible action to make a recommendation to the Redevelopment Authority regarding the expenditure of up to \$50,000 for a remodel of the front outside area of the Children's Museum, located at 813 N. Carson Street. (Lee Plemel, [lplemel@carson.org](mailto:lplemel@carson.org))

*Staff Summary: The Children's Museum staff is proposing to remodel the front landscaped area to include new pavers and consolidate existing signage onto a new sign, improving the public space and appearance of the historic building.*

**4.D** Presentation and Discussion Only: Presentation regarding an update and to solicit public comments on the 60% design of the South Carson Street Complete Streets Project. (Dan Stucky, [dstucky@carson.org](mailto:dstucky@carson.org))

*Staff Summary: The purpose of this item is to give the RACC an update on the design of the South Carson Street Complete Streets Project. The Redevelopment Authority has authorized \$200,000 from the Redevelopment Fund to assist in the construction of the project, including project enhancements such as landscaping and benches.*

**4.E** For Possible Action: Discussion and possible action to make a recommendation to the Redevelopment Authority regarding the expenditure of up to \$1,443,237 from the FY 2020 Redevelopment Revolving Fund to support various events, incentives and capital improvement projects as included in the FY 2020 Redevelopment Budget and Capital Improvement Program. (Lee Plemel, [lplemel@carson.org](mailto:lplemel@carson.org))

*Staff Summary: All expenditures from the Redevelopment Revolving Fund must be approved by the Redevelopment Authority and Board of Supervisors upon recommendation from the Redevelopment Authority Citizens Committee. The proposed expenditures are for the following approved projects, programs and incentives in the FY 2020 Redevelopment budget: \$25,000 for Nevada Day, \$15,000 for farmers market, \$10,000 for Christmas tree lighting, \$7,500 for July 4th fireworks, \$30,000 for EPIC Rides mountain bike festival, \$58,016 for Michael Hohl, Inc. (auto dealer) incentive, \$160,000 for the sales tax reimbursement incentive program for the Southgate Mall and Carson Mall, \$217,927 for Richard Campagni (auto dealer) incentive, \$25,000 for special event street closures, \$50,000 for the Façade Improvement Program, \$200,000 for downtown street improvements, \$137,794 for Bob Boldrick Theater upgrades, \$190,000 for 3rd Street parking lot rehabilitation, \$52,000 for Aquatic Facility pool deck resurfacing, \$100,000 for downtown power line undergrounding, \$85,000 for Curry Street gas lamp replacement, and \$80,000 for a South Carson Street traffic study.*

**4.F** For Possible Action: Discussion and possible action to provide direction to staff regarding the creation of an application for capital improvement and public infrastructure projects requested as part of the annual budget allocation process. (Lee Plemel, [lplemel@carson.org](mailto:lplemel@carson.org))

*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. Many of the funding requests are for public infrastructure projects that meet the goals of the Redevelopment Areas. The purpose of this item is to help create an application for such projects in order for the RACC*

*and Redevelopment Authority to have consistent information regarding those projects to appropriately allocate funding.*

**5. Discussion Only:**

- a. Staff reports and updates on matters relating to the RACC. (Lee Plemel)
- b. Future agenda items for the next RACC meeting.
- c. RACC member reports and comments.

**6. Public Comment\*\*:**

The public is invited at this time to comment on and discuss any topic that is relevant to, or within the authority of the Redevelopment Authority Citizens Committee, including any matter that is not specifically included on the agenda as an action item.

**7. For Possible Action: Adjournment.**

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*\*\* PUBLIC COMMENT LIMITATIONS: The Redevelopment Authority Citizens Committee will provide at least two public comment periods in compliance with the minimum requirements of the Open Meeting Law prior to adjournment. In addition, it is Carson City's aspirational goal to also provide for item-specific public comment as follows: In order for members of the public to participate in the public body's consideration of an agenda item, the public is strongly encouraged to comment on an agenda item when called for by the Chair during the item itself. No action may be taken on a matter raised under public comment unless the item has been specifically included on the agenda as an item upon which action may be taken. Comments may be limited to three minutes per person or topic at the discretion of the Chair in order to facilitate the meeting.*

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**Agenda Management Notice: Items on the agenda may be taken out of order; the public body may combine two or more agenda items for consideration; and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.**

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**If you would like more information about an agenda item listed above, please contact the staff member listed at the end of the particular item in which you are interested at 775-887-2101. Contact Shelby Johnston at 775-283-7078 or [planning@carson.org](mailto:planning@carson.org) if you would like copies of supporting materials for an agenda item. Supporting materials for the meeting are available in the Community Development office located at 108 E. Proctor Street, Carson City or at <https://carson.org/government/meeting-information/agendas>. All written comments regarding an item must be submitted to the Community Development office by 4:00 p.m. on the day prior to the RACC meeting to ensure delivery to the Members before the meeting.**

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**The Redevelopment Authority Citizens Committee is pleased to make reasonable accommodations for members of the public who wish to attend the meeting and need assistance. If special arrangements for the meeting are necessary, please notify Community Development in writing at 108 E. Proctor St., Carson City, Nevada 89701, or call 775-887-2180, as soon as possible.**

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This agenda was posted at the following locations:  
City Hall, 201 North Carson Street  
Community Center-Sierra Room, 851 East William Street  
Community Development Department, 108 E. Proctor Street  
Dept. of Public Works, Corporate Yard Facility, 3505 Butti Way

This agenda is also available on the Carson City Website at  
<https://carson.org/government/meeting-information/agendas>  
State Website - <https://notice.nv.gov>