

Fiscal Impact: \$162,124 from FY 2013/14 budget.

Explanation of Impact: The money was in the budget but not assigned to a specific project.

Funding Source: Redevelopment's annual budget.


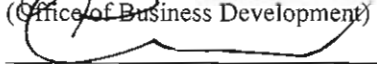
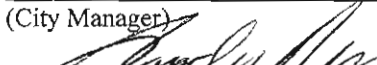
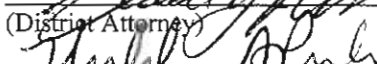
Alternatives:

- 1) Approve funding for an alternative project.
- 2) Do not approved use of the funds at this time.

Supporting Material:

- 1) Staff memo (pg. 3)
- 2) Draft RACC minutes from August 5, 2013 (pg. 6)
- 3) Fairgrounds Plaza project information (pg. 10)
- 4) Brewery Arts Center Plaza project information (pg. 20)
- 5) S. Carson Street water main cost estimate and supporting letters (pg. 32)
- 6) Sample Historic District kiosk sign (pg. 38)
- 7) Redevelopment Area #1 Plan Objectives and Activities (pg. 39)
- 8) Redevelopment Area #2 Proposed Redevelopment Actions (pg. 45)

Prepared By: Eva Chwalisz, Management Assistant

Reviewed By:  _____ Date: 8/27/13
(Office of Business Development)
 _____ Date: 8/27/13
(City Manager)
 _____ Date: 8/27/13
(District Attorney)
 _____ Date: 8/27/13
(Finance Director)

Board Action Taken:

Motion: _____

1) _____	Aye/Nay
2) _____	_____

(Vote Recorded By)



Office of Business Development

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

Date: August 22, 2013
To: Redevelopment Authority and Board of Supervisors
Meeting of September 5, 2013
From: Lee Plemel, Community Development Director
Subject: Recommendations for Redevelopment Infrastructure Projects

The FY 2013/14 Redevelopment budget includes \$162,124 for “undesigned infrastructure projects.” These are funds remaining in the budget after accounting for general Redevelopment operating expenses, payoff of prior incentive commitments, and special event funding.

The Redevelopment Areas #1 and #2 Plans allow use of Redevelopment funds for a broad range of activities to implement the goals and objectives of the Plans. The applicable sections identifying the objectives and activities in the Plans are attached for reference. The complete Redevelopment Area Plans can be downloaded from the Office of Business Development website at www.carson.org/obd.

The following projects were discussed for funding at the RACC meeting on August 5, 2013. Additional cost information is attached, as applicable.

Project	Requested	RACC Recommendation
Fairgrounds (Fuji Park) Events Plaza	\$122,851	\$122,851
Brewery Arts Center Events Plaza (street closure)	\$81,422	\$39,273
3101-3331 S. Carson Street Water Main Extension	\$52,842	\$0
Historic District Sign	\$10,000	\$0
Benches for downtown	\$11,000	\$0
Commercial corridor light pole banners	\$5,000	\$0
Total:	\$283,115	\$162,124

- **Carson City Fairgrounds (Fuji Park) Events Plaza**
Estimated cost: \$122,851 (Phase 1, plaza and shade structure only)
\$77,625 (Phase 2, plaza landscaping)
Description: The proposed improvements include a large event shade structure at the existing Fairgrounds. The purpose of the improvements is to encourage more events at the facilities, therefore attracting more visitors to the Redevelopment Area. See the attached memo and supporting materials from the parks and Recreation Department for more detailed information.

- **Brewery Arts Center Plaza**

Estimated cost: \$81,422 (Phase one design and construction)

Description: The BAC (Brewery Arts Center) has obtained City approvals to close Minnesota Street between its existing facilities to create an outdoor events plaza. The purpose of the improvements is to promote more events at the facilities, therefore attracting more visitors to the Redevelopment Area. See the attached cost estimates and supporting materials from J.P. Copoulos, Architect, and Resource Concepts, Inc., provided by the BAC.

The BAC received \$20,000 from Redevelopment in February 2011 to pay initial design and architecture costs (see attached invoice), as approved by the Redevelopment Authority and Board of Supervisors on May 11, 2010. The current funding request is to complete construction drawings and associated work to close Minnesota Street between King Street and 2nd Street in compliance with prior City approvals.

- **3101-3331 S. Carson Street Water Line Extension**

Estimated cost: \$52,842

Description: Extension of the water main to serve vacant property at 3201 S. Carson Street and adjacent, developed properties. The water main extension would increase the value of the existing properties by reducing development costs, making it more likely that the properties would development or redevelop. Attached is cost estimate, a letter from Mr. William Landry, and letters from the Carson City Fire Department, Mill House Motel, and a citizen.

Staff note: The prior Redevelopment incentive program, suspended in 2010, allowed Redevelopment funds to be used for up to 20% of the total development project cost for individual property assistance. While this project does not fall under this program and is being requested as a general improvement to the Redevelopment Area, it may be noted that the estimated valuation of the project at 3201 S. Carson Street for which a Building Permit has been submitted is \$117,000, excluding the cost of the water line extension.

The RACC noted that the Redevelopment Area #2 Plan supports projects to extend public infrastructure for development but only “upon submittal of a plan for a project that would benefit the Redevelopment District.” While development plans have been submitted to the Building Division for a building permit for the site, they were not submitted as justification for the proposed expenditure.

- **Historic District Entry Sign**

Estimated cost: \$5,000-10,000

Description: A sign at the intersection of N. Curry Street and W. Spear Street to identify the “gateway” into the National Registered “West Side Historic District.” Signs have been erected on the freeway and main streets leading to the Historic District directing motorists to the District. The Historic Resource Commission has discussed seeking funding for a sign to identify the district and provide information to visitors about the District. A photo of the type of sign that may be considered, taken in the Town of Genoa, is attached.

- **Benches for Downtown**

Estimated cost: \$5,500-\$11,000 (\$1,100 per bench, purchase plus installation)

Description: Benches in the downtown area. The purpose is to make the area more

attractive to pedestrians and shoppers to encourage additional business activity within the Redevelopment Area.

- **Commercial Corridor Light Pole Banners**

Estimated cost: \$5,000 (\$100 per banner)

Description: Replace existing, worn banners along Carson Street and Fairview Drive, gateways into the Redevelopment Areas. The Office of Business Development has \$2,500 available to replace the smaller banners within the downtown area, and additional funds have been committed from Public Works for Fairview Drive banners. City staff has begun discussing a partnership with the Convention and Visitors Bureau, at the request of the CVB, and staff does not recommend allocating additional Redevelopment funds for the banners.

The Carson City Finance Department, working in conjunction with the Assessor, anticipates an increase in the amount of funds available for infrastructure and other projects in the upcoming four years. The following amounts are projected to be available:

Fiscal Year	2013/14	2014/15	2015/16	2016/17	2017/18
Projected Available	\$162,124	\$184,506	\$248,577	\$310,826	\$381,227

Since the small business incentive program was suspended by the Redevelopment Authority in 2010, the Authority's general policy has been to use Redevelopment funds on public infrastructure projects and activities that have a broader benefit to the Redevelopment District rather than benefitting individual property owners.

If you have any questions regarding this item, please contact Lee Plemel at 283-7075 or lplemel@carson.org.

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE
Minutes of the August 5, 2013 Meeting

Page 1

DRAFT

A regular meeting of the Carson City Redevelopment Authority Citizens Committee was scheduled for 5:30 p.m. on Monday, August 5, 2013, in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Lorraine Bagwell
Vice Chairperson Jed Block
Member Brad Bonkowski
Member Ronni Hannaman
Member Dan Neverett
Member Jean Perpich
Member Lacy Sheck

STAFF: Lee Plemel, Planning Division Director
Randal Munn, Chief Deputy District Attorney
Tamar Warren, Deputy Clerk/Recording Secretary

NOTE: A recording of these proceedings, the Committee's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting, are part of the public record. These materials are available for review, in the Clerk's Office, during regular business hours.

1. **CALL TO ORDER (5:39:04)** – Chairperson Bagwell called the meeting to order at 5:39 p.m.
2. **ROLL CALL (5:39:15)** – Roll was called and a quorum was present.
3. **PUBLIC COMMENTS AND DISCUSSION (5:39:30)** – Chairperson Bagwell entertained public comments; however, none were forthcoming. Vice Chairperson Block disclosed that he is the current president of the Brewery Arts Center (BAC); however, he stated that he was not compensated for it, as he was serving as a volunteer. Vice Chairperson Block added that John Shelton, Executive Director of the Brewery Arts Center would be introducing that portion of the agenda.
4. **FOR POSSIBLE ACTION: APPROVAL OF MINUTES FROM July 1, 2013. (5:40:50)** – Chairperson Bagwell introduced the item. **Member Neverett moved to approve the minutes of the July 1, 2013 meeting as written. The motion was seconded by Vice Chairperson Block. Motion carried 7-0.**

5. **AGENDA ITEMS:**

5-1 FOR POSSIBLE ACTION: TO MAKE RECOMMENDATIONS TO THE REDEVELOPMENT AUTHORITY REGARDING THE USE OF UNDESIGNATED CAPITAL IMPROVEMENTS FUNDS IN THE AMOUNT OF \$162,124 FOR FISCAL YEAR 2013-14. (5:41:18) – Chairperson Bagwell introduced this item. Mr. Plemel presented the agenda materials which are incorporated into the record, and stated that the Public Works Department had budgeted for painting the street fixtures; therefore, this item would no longer apply. Mr. Plemel noted that he had included in his spreadsheet the Historic District signs, benches in the Carson City Downtown area, and the Commercial Corridor light pole banners, adding that the last item would most likely be funded from a different budget. Chairperson Bagwell invited the applicants to present their requests.

(5:47:14) – Vern Krahn, Carson City Park Planner, presented background information and a request, incorporated into the record, to make landscaping and site improvements to the Carson City Fairgrounds Events Plaza at Fuji Park, for a better event experience. He called the request “bare bones”, acknowledging the funding limitations. Member Hannaman inquired about the cost of adding tables underneath the shelter, and was informed that permanent tables would cost \$1,200 per table. Member Neverett was informed that if the Committee chose to fund the landscaping prior to funding the shelters at the park, it would be acceptable; however, Mr. Krahn believed that it would be better to complete

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Phase One of the project first. He also clarified for Member Bonkowski that the funds requested were for material costs only, since the City would be responsible for installation. Member Hannaman stressed the importance of having shade on the grounds. Chairperson Bagwell entertained public comments. Joel Dunn, Executive Director of the Carson City Convention and Visitors Bureau (CCCVB) introduced himself and noted that the CCCVB would like to partner with the City in creating the light pole banners, and stressed the importance of the BAC in creating quality of life and culture in the community. Mr. Dunn stated that the CCCVB would like to manage scheduling opportunities for several facilities including the Fairgrounds at Fuji Park, and compared it to the economic engine created by Centennial Park. He also believed that concession sales would be a good cost-recovery opportunity. Steve Forester, General Manager of Bodine's Casino, commented that Fuji Park was underutilized but believed it had potential, citing a recent and successful bull-riding competition. He also noted that lack of power was an issue that needed to be resolved. JoAnn Skelly with the University of Nevada Cooperative Extension, spoke on behalf of 4H participants and stressed the importance of shade structures which would create additional opportunities. Sandy Wallin, also with University of Nevada Cooperative Extension, 4H and Youth Programs, believed that the area lacked a venue for 4H participants to utilize. She was also in favor of a shade structure, adding that the venue would attract youth from neighboring counties as well.

(6:11:00) – John Copoulos, Architect for the BAC project, noted an error in the agenda materials, clarifying that the construction budget of \$81,422 included the costs for design and engineering. He also introduced John Shelton, Executive Director of the BAC and offered to answer questions. Mr. Shelton explained that this first phase was critical to the street closure and campus development. He also gave background on several performing arts programs involving local schools and students and described the importance of closing Minnesota Street for safety reasons. Mr. Shelton explained that he and Mr. Dunn were working together to create a broader cultural experience for athletes and their families. Member Bonkowski was informed that the engineering costs outlined in the application were not a reimbursement for funds already spent. Mr. Copoulos informed Member Neverett that the 2010 costs outlined in the application were still valid. Member Hannaman was told that the project could be completed by winter. Vice Chairperson Block inquired about supplemental donations and was informed that there were no concrete commitments; however, donor interest was present for future projects.

(6:21:09) – William Landry introduced himself as a property owner on the 3200 block of South Carson Street, adding that he represented “all of the property owners in that area”, and called it an underperforming section of Carson City. He noted that the property owners in “this prime commercial area” had been waiting for “some redevelopment help”. Mr. Landry presented his request, incorporated into the record, noting that his property and three others in a three block area did not have access to City water and fire hydrants. In response to a question by Member Hannaman, Mr. Landry noted that the area consisted of “ten-plus acres”. He also stressed that one third of the property owners' tax dollars went to redevelopment and would be disappointed if they did not receive redevelopment funds, and noted that real estate developers would be more inclined to develop the area should they have access to City water. Member block inquired about the role of the Public Works Department in replacing or installing fire hydrants, and Mr. Plemel clarified that the property owners were responsible for the fire hydrants on their properties. Member Perpich inquired about additional resources that Mr. Landry had explored to develop the property and wondered if the other tenants were inclined to pay City water rates instead of using their well water. Mr. Landry explained that many property owners were unable to sell their land due to the lack of City water. Member Perpich encouraged Mr. Landry to join forces with the remaining tenants to apply for Enterprise Funds. Chairperson Bagwell inquired about the residential use outlined by Mr. Landry. In response to a question by Member Bonkowski, Mr. Plemel explained that once the City water became accessible to the property owners, they would still pay for the hookup portion. Mr. Landry stated that future developers would pay for the water hookup. He also estimated the cost of bringing in the water and the fire hydrant to the property to be around \$54,000.

(6:47:20) – Chairperson Bagwell invited additional speakers on behalf of the Historic District signs and the Downtown area benches. Mr. Krahn stated that he was also a liaison to the Cultural Commission, and noted that its members would love to partner with this Committee and the CCCVB to redesign the banners on Fairview Street so it would “consistently work throughout downtown”.

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE
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(6:48:18) – Chairperson Bagwell entertained additional comments, and when none were forthcoming, she suggested a discussion among the Committee members. Mr. Plemel presented a spreadsheet, incorporated into the record, with two recommended options. Discussion ensued among Committee members. Member Perpich believed that all projects were “excellent”; however, she recommended allocating the funds to the projects with the highest return on investment (ROI) such as the Fairgrounds project. Vice Chairperson Block cautioned not to treat Redevelopment funds as a “silver bullet” and suggested funding the projects with the most economic impact and outreach. Members Neverett, Sheck, Bonkowski, and Hannaman suggested allocating the requested amount to the Fairgrounds project and the balance to the BAC. Member Sheck also suggested looking into obtaining the Fairgrounds landscaping plants from the Greenhouse at Carson High School. Chairperson Bagwell noted her agreement with Mr. Landry regarding the importance of water; however, she suggested seeing a development plan. She also recommended funding the Fairground project in full and applying the balance to the BAC project, and cautioned against any signage or benches downtown until being informed of any changes to the street structures. Chairperson Bagwell entertained additional comments, and when none were forthcoming, a motion. **Member Hannaman moved to recommend to the Redevelopment Authority funding for the Fairgrounds Events Plaza in the full amount of \$122,851, and for the Brewery Arts Center to begin their project in the amount of \$39,273, from the Redevelopment Undesignated Infrastructure Fund for Fiscal Year 2013/2014. The motion was seconded by Member Perpich. Motion carried 6-0-1, with Vice Chairperson Block abstaining.** Chairperson Bagwell thanked all the applicants for their hard work.

Project	Requested	RACC					
		Recommendation	A	B	C	D	E
Fairgrounds (Fuji Park) Events Plaza (Phase 1)	\$ 122,851	\$ 122,851	\$ 122,851	\$ 112,851			
Brewery Arts Center Plaza (design & construction)	\$ 81,422	\$ 39,273	\$ 39,273	\$ 49,273			
3101-3331 S. Carson Street Water Line Ext	\$ 52,842						
Historic District Sign	\$ 10,000						
Benches for Downtown	\$ 11,000						
Commercial Corridor Light Pole Banners	\$ 5,000						
Total	\$ 283,115	\$ 162,124	\$ 162,124	\$ 162,124	\$ -	\$ -	\$ -
Available	\$ 162,124	\$ 162,124	\$ 162,124	\$ 162,124	\$ 162,124	\$ 162,124	\$ 162,124
Difference	\$ (120,991)	\$ -	\$ -	\$ -	\$ 162,124	\$ 162,124	\$ 162,124

6. NON-ACTION ITEMS:

- a. **STAFF REPORTS AND UPDATE ON MATTERS RELATING TO THE RACC.** (7:09:11) – There were no additional reports from Staff.
- b. **FUTURE AGENDA ITEMS.** (7:09:35) – Mr. Plemel reminded the members that the upcoming meeting was tentatively scheduled for Wednesday, September 4, 2013 because of the Labor Day holiday.
- c. **RACC MEMBER REPORTS AND COMMENTS.** (7:10:05) – Chairperson Bagwell informed the Committee that this year’s Holiday Ornament would feature the Carson City Children’s Museum, adding that the production was on schedule.

7. PUBLIC COMMENTS (7:11:12) – Chairperson Bagwell entertained public comments; however, none were forthcoming.

8. FOR POSSIBLE ACTION: ACTION TO ADJOURN (7:11:29) – Chairperson Bagwell introduced the item. **Member Neverett moved to adjourn. The motion was seconded by Member Hannaman. The meeting was adjourned at 7:12 p.m.**

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE
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The Minutes of the August 5, 2013 Carson City Redevelopment Authority Citizens Committee meeting are so approved this 4th day of September, 2013.

LORRAINE BAGWELL, Chair



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM

To: Redevelopment Authority Citizens Committee
Lee Plemel, Community Development Director

From: Roger Moellendorf, Parks and Recreation Director *RM*
Vern L. Krahn, Park Planner

Date: July 19, 2013 *VM*

Subject: Fairgrounds Arena Plaza Project

At the Redevelopment Authority Citizens Committee (RACC) meeting on Monday, July 1, 2013, our department presented a conceptual plan and a very preliminary cost estimate for the Carson City Fairgrounds Arena Plaza Project. During the meeting, the committee had a number of questions about the project and requested that City staff return at the August meeting with answers (Refer to the below questions). Also, our department staff discussed with the committee the need to have Public Works review and confirm our preliminary cost estimates for the project. This step was necessary due to the relatively short time frame staff had to create a conceptual plan for the plaza, thoughtfully assess the need for additional site amenities (benches, picnic tables, electrical services), and to develop a preliminary cost estimate. In addition, there was further discussion with the committee related to the Parks and Recreation Department's ability to use in-house labor to construct the project's irrigation system and landscaping improvements, thereby saving the City some money. **The results are a revised conceptual site plan (Refer to Exhibit A) based on a phased approach and a new cost estimate (Refer to Exhibit B) based on funding over four fiscal years for each project phase.**

Based on the Committee members' questions and some that were implied by the line of questioning, our department has the following answers:

1) When could the project realistically be done?

Answer: The project's first phase (Shelter) is estimated to cost \$122,851 (Refer to Exhibit B) and if funded, it is City staff's intention to have this phase completed before Memorial Day, 2014.

2) Could it be funded in FY 2014-15 (i.e. after July 1, 2014)?

Answer: City staff hopes the Committee will fund the project's first phase (Shelter) in FY 2013-14 and in future fiscal years be willing to consider funding the project's second phase (Grandstand Entrance Arch and Plaza Landscaping – Refer to Exhibits B and C) in FY 2014-15, the project's third phase (Concession Stand Design) in FY 2015-16, and the fourth phase (Concession Stand Construction) in FY 2016-17 (Refer to Exhibits B and E).

PARKS & RECREATION DEPARTMENT • 3303 Butti Way, Building #9 • 89701 • (775) 887-2262
Parks • Recreation • Open Space • Facilities • Lone Mountain Cemetery

3) *Could the project be "scaled back" with less money and break it up into phases?*

Answer: Yes. Staff has taken the time between the July and August Committee meetings to thoughtfully consider all the improvements and site amenities needed for a comprehensive phased approach to completing the plaza. Along with the proposed site improvements, staff has developed a four-year phasing plan and associated phasing cost estimates to complete the entire plaza improvements.

4) *Could the costs be reduced by the City installing the landscaping?*

Answer: Yes. If the committee will fund all the irrigation system and landscape material costs associated with the project's second phase, the Parks and Recreation Department will use in-house labor to install the drip irrigation system and the landscaping. However, it is very important for the Committee to understand that having our department's maintenance staff pull off their required regular duties and do the project's irrigation and landscape construction in-house just to save a few (labor) dollars really compromises our department's level of service for the City's park and trail systems. In addition, our department will use in-house labor to assemble any picnic tables or benches purchased by the Committee in future project phases.

5) *Have the Fairgrounds/Fuji Park users been surveyed to identify any other amenity needs at the park that would improve park usage?*

Answer: During the planning process for the complex, our department worked extensively with the Carson City Fairgrounds/Fuji Park User Group Coalition to identify many amenities that would certainly improve park usage. These amenities are identified on the Carson City Fairgrounds / Fuji Park Conceptual Plan which was adopted in 2006 by the Board of Supervisors (Refer to Exhibit D). As the Committee's question relates to the plaza, shortly after the completion of the Fairgrounds, our department began hearing requests from users for additional seating and shade in the plaza. As far as the complex is concerned, there are still a number of projects remaining to be completed based on the complex's Conceptual Plan.

6) *Are there other elements of the approved Fairgrounds/Fuji Park's conceptual plan that are not completed and should be included in future funding considerations?*

Answer: Yes. There are a number of projects identified on the conceptual plan that need future funding considerations. They are as follows:

- 1) Fuji Park – West end development which includes open turf areas, a picnic shelter, and lighted asphalt parking lot.
- 2) Parking Lot Architectural Entry Features
- 3) Event Reader Board (South of Clear Creek)
- 4) U.S. Highway 50 - Fairground Access
- 5) Fairgrounds Covered Arena (South of Clear Creek)

7) *How much would the concessions stand cost to design and construct?*

Answer: **\$506,077** Our department is proposing to fund the concession stand's design in FY 2015-16 as the project's third phase and fund the concession stand's construction in FY 2016-17 as the project's fourth phase (Refer to Exhibit B and E).

8) *Are other funds available to complete the project if you are awarded less than the full project costs from Redevelopment funds? How much?*

Answer: There are currently no other City funds currently budgeted in FY 2013-14 to supplement the project costs. Our department would need the full amount of the requested funding to complete the project's first phase.

9) *Why include the irrigation system and landscaping as a part of the project? It could save the Committee some money.*

Answer: First, the proposed landscaping cost for the project's second phase is not a significant dollar amount in relation to the overall costs of the project and that our department is willing to do the labor in-house. Second, our department believes the landscaping is extremely necessary to visually enhance and cool the plaza with trees. Third, if the areas designated for trees and shrubs are not landscaped, it would leave a lot of exposed dirt to blow around the plaza, which would negatively affect the users' experience at the facility. Just ask the users and participants up at JDW Centennial Park if they like blowing dirt in their beer or food (Refer to Exhibit F).

If you have any further questions, please feel free to contact Vern L. Krahn, Park Planner at either VKrahn@carson.org or at (775) 887-2262 Ext. 7343.

**Carson City Fairgrounds
Arena Plaza Project
Conceptual Design
Plan Not to Scale**

Project Information

Project Scope: Make landscape, site amenity, and infrastructure improvement to visually enhance the facility and to better accommodate renters' requests for more uses in the plaza

Exhibit A

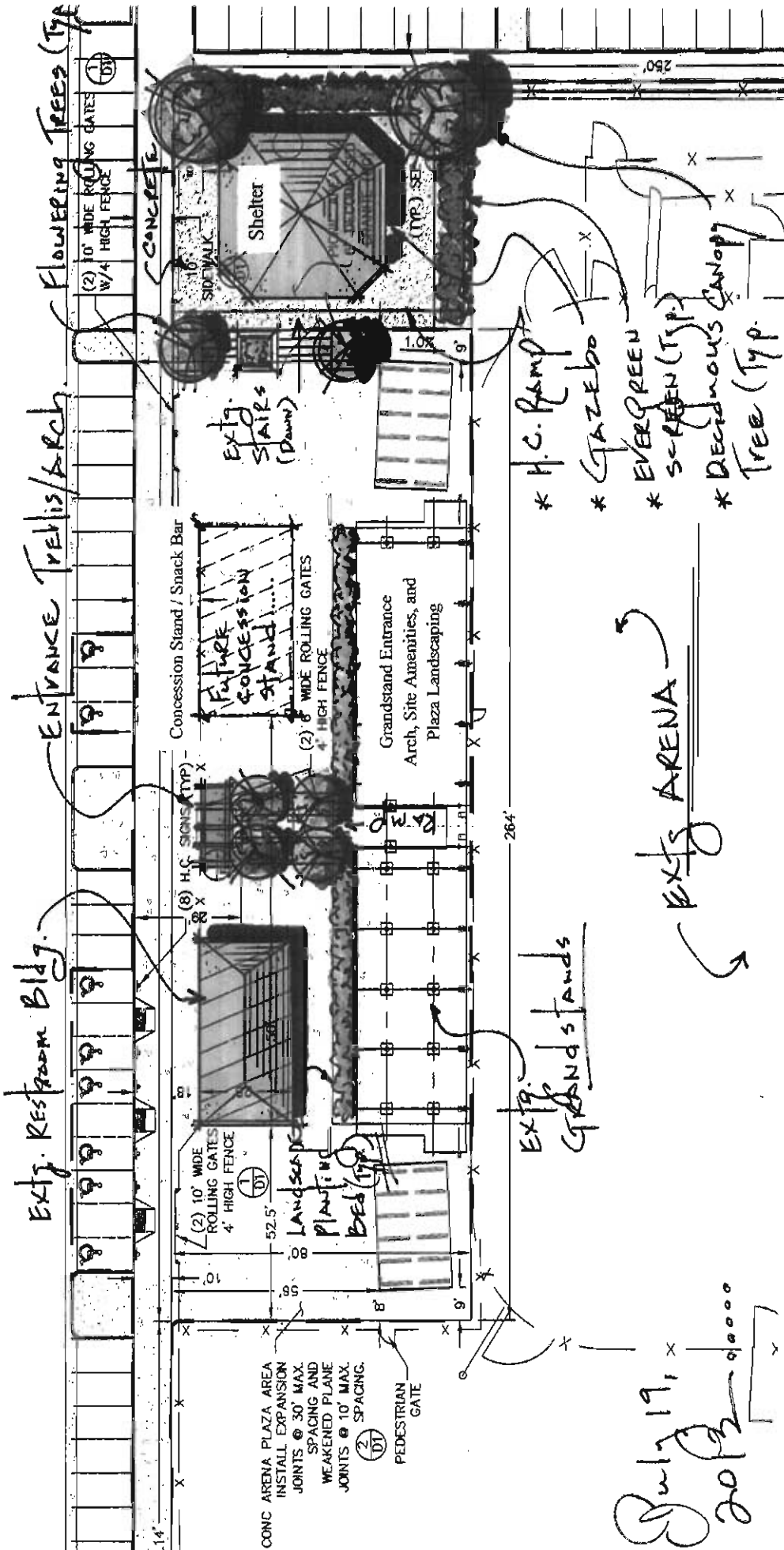


Exhibit B

PROJECT : Fairgrounds Arena Plaza Improvements

DATE : 7/19/2013

LOCATION : Carson City, NV

BY : DA

ITEM	DESCRIPTION	TOTAL
Phase 1 - Shelter		
1	Building and Engineering Permit	\$ 1,030
2	40' Square Shade Shelter (Materials from RCP)	\$ 41,745
3	Labor for Shelter	\$ 8,451
4	Equipment to Erect Shelter	\$ 3,000
5	Electrical	\$ 7,500
6	Concrete Flat Work (43x68)	\$ 15,351
7	Concrete ADA Ramp	\$ 10,000
8	Footings for Shelter	\$ 8,000
9	Design and PM	\$ 10,000
10	Testing	\$ 1,750
	Subtotal	\$ 106,827
	Phase 1 - Total Including 15% Contingency	\$ 122,851

ITEM	DESCRIPTION	TOTAL
Phase 2 - Arch and Plaza Landscaping		
1	Building and Engineering Permit	\$ 485
2	Grandstand Entrance Arch (Materials)	\$ 15,000
3	Footings for Arch	\$ 8,000
4	Assemble Arch (Labor and Equipment)	\$ 6,000
5	Landscaping for Shelter and Plaza (material costs only)	\$ 15,000
6	Electrical	\$ 7,500
7	Design and PM	\$ 15,000
8	Testing	\$ 1,000
	Subtotal for Trellis	\$ 67,500
	Phase 2 - Total Including 15% Contingency	\$ 77,625

Exhibit B

PROJECT : Fairgrounds Concession Stand / Snack Bar

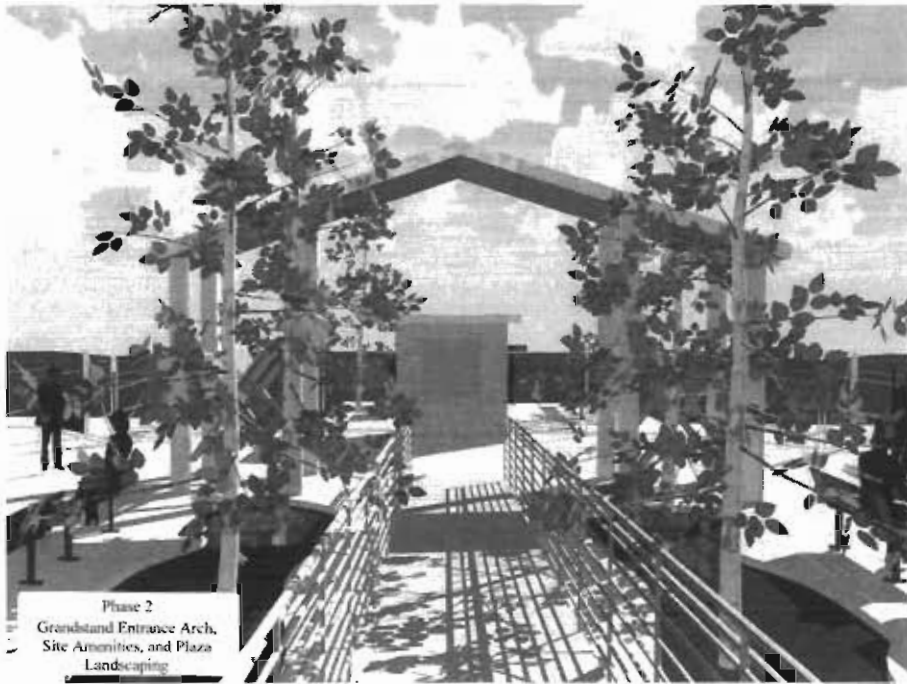
DATE : 7/19/2013

LOCATION : Carson City, NV

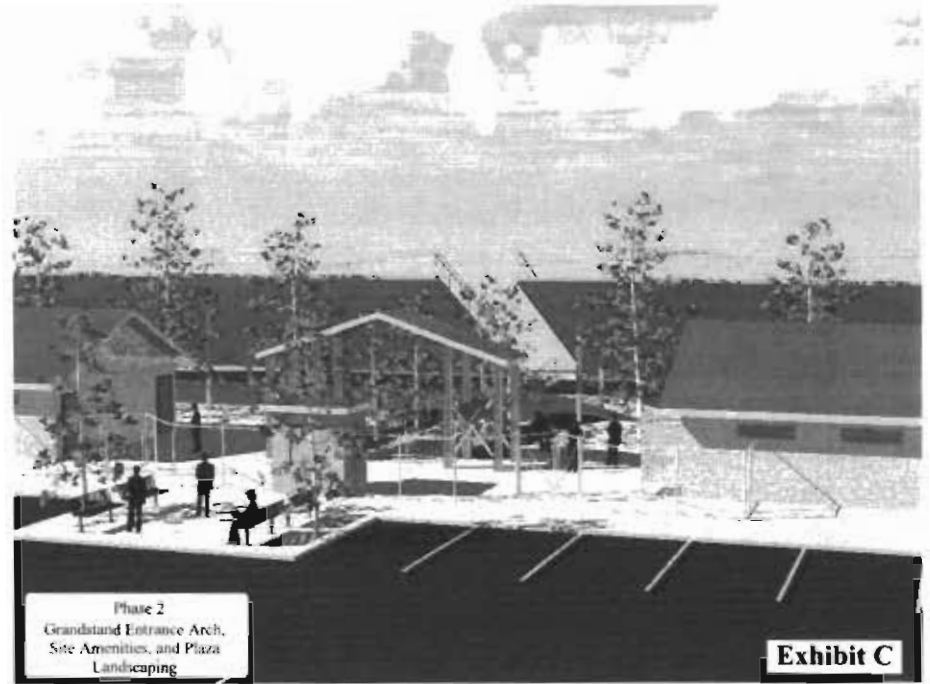
BY : TG

ITEM	DESCRIPTION	TOTAL
	Phase 3 - Design	
1	Design Costs (Approximately 10% of Construction)	\$ 40,000
2	Project Management Costs	\$ 5,985
	Subtotal for Design	\$ 45,985
	15% Contingency	\$ 6,898
	Phase 3 - Total	\$ 52,882

ITEM	DESCRIPTION	TOTAL
	Phase 4 - Construction	
1	Building and Engineering Permit	\$ 9,243
2	Construction Management Costs (includes testing)	\$ 19,028
3	Demolition / Concrete Removal	\$ 15,000
4	Construction Costs (includes FF&E's)	\$ 306,250
	Subtotal for Construction	\$ 349,520
	15% Contingency	\$ 52,428
	Subtotal with Contingency	\$ 401,948
	Inflation (3%/year for 4 years)	\$ 51,247
	Phase 4 - Total	\$ 453,195



Phase 2
Grandstand Entrance Arch,
Site Amenities, and Plaza
Landscaping



Phase 2
Grandstand Entrance Arch,
Site Amenities, and Plaza
Landscaping

Exhibit C

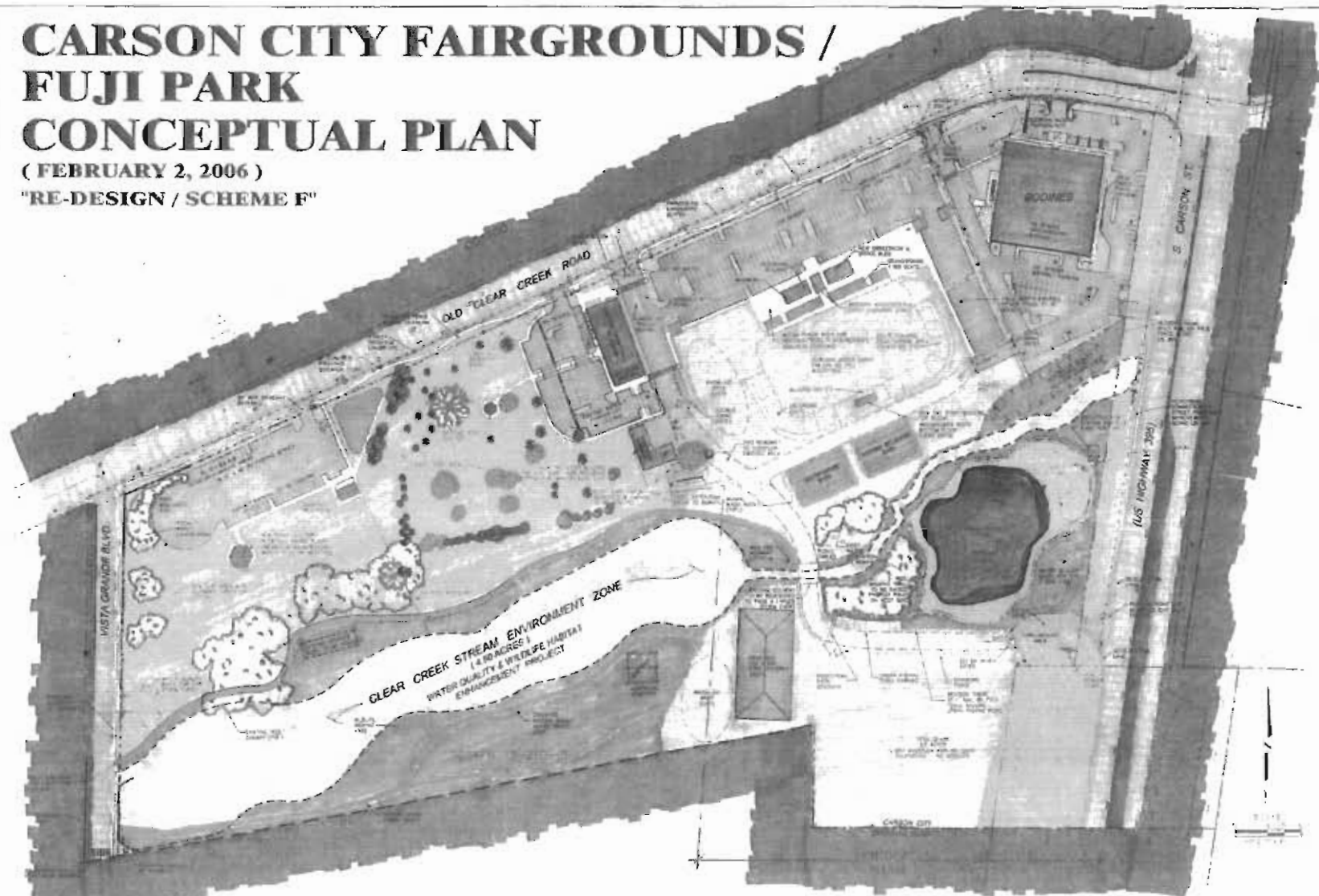


Phase 2
Grandstand Entrance Arch,
Site Amenities, and Plaza
Landscaping

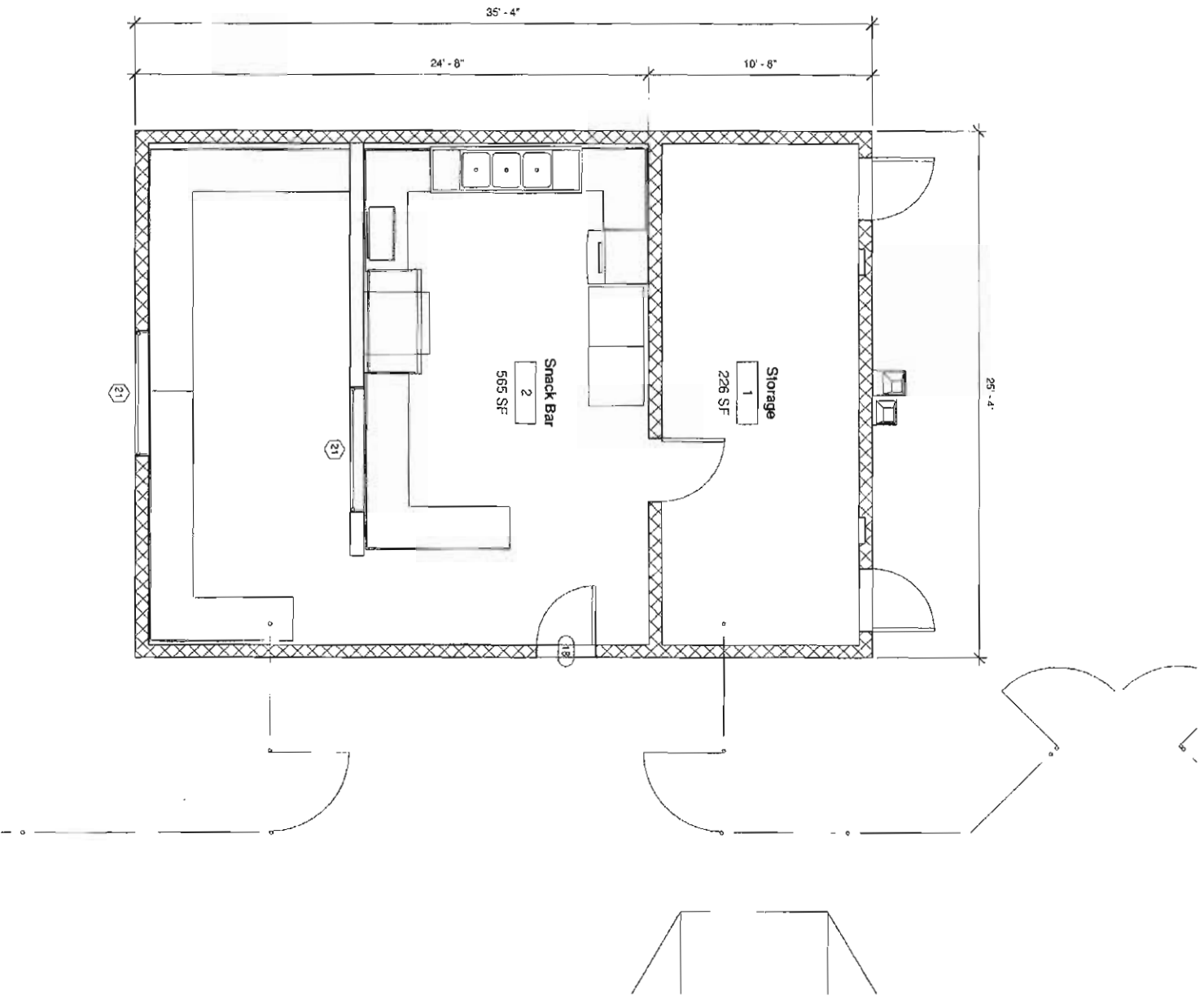
CARSON CITY FAIRGROUNDS / FUJI PARK CONCEPTUAL PLAN

(FEBRUARY 2, 2006)

"RE-DESIGN / SCHEME F"



*Carson City Fairgrounds / Fuji Park User Coalition approved Conceptual Plan on February 2, 2006



Concession Stand
 Phase #3 – Design Costs
 Phase #4 – Construction Costs

① Snack Bar - Rodeo Fairgrounds
 1/4" = 1'-0"



Existing Site Photograph



Existing Site Photograph

Exhibit F



19

Existing Site Photograph



Existing Site Photograph

J.P. COPOULOS, ARCHITECT

P.O. BOX 2517 CARSON CITY, NEVADA 89702 775 885 7907

Date 8/23/2011

Brewery Arts Center
John Shelton
449 West King St.
Carson City, Nevada 89703

Proposal for Architectural Services

PROJECT Street Closure Engineering

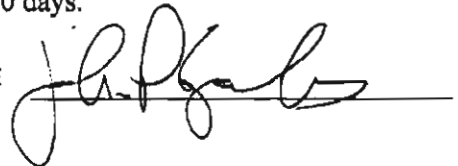
TASK	ITEM	DESCRIPTION	HRS	COST	TOTAL
Task 5	Architect	@ \$125/HR	20	125.00	2,500.00
Construction Dwgs,	Consultant	Civil Engineer		18,000.00	18,000.00
Permitting	Consultant	Landscape Architect		2,000.00	2,000.00
Permitting Costs	Not Included			0.00	0.00

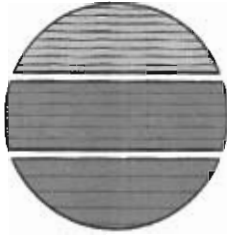
TOTAL \$22,500.00

If this proposal is agreeable, please sign and return a copy to us so we can prepare a contract. AIA contract B155 would be used for this project. This proposal is good for 30 days.

Accepted: _____

SIGNATURE





ENGINEERING • SURVEYING • RESOURCES & ENVIRONMENTAL SERVICES

RESOURCE CONCEPTS, INC.

September 14, 2010

Mr. John Copoulos, Architect
P. O. Box 2517
Carson City, Nevada 89702

Re: Scope of Work for the Brewery Arts Center

Dear Mr. Copoulos:

We appreciate the opportunity to work with you on this very worthwhile project. Enclosed with this letter is the proposed Scope of Work, edited slightly from the earlier version to update it. We will proceed on Tasks 1 - 3 per our recent conversations, with the survey work occurring as soon as possible. Per the earlier Scope of Work, we will provide these services on a time and materials basis up to the budget amount of \$8,000 for Tasks 1 - 3. We will hold with our 2008 Fee Schedule hourly rates per the proposal provided in 2008, which will save some costs on the project. If this is acceptable to you and your client, please sign the Authorization to Proceed below.

Again, we look forward to working with you on this project.

Sincerely,

George Mahe
Senior Engineer

GDM:td

Cc: Bruce Scott

Enclosures: Scope of Work
2008 Fee Schedule

WORK AUTHORIZED BY:

DATE 9/14/10

2010-09-13 Final Scope cover Mr. Copoulos 08-248 J.GDM-td 19-19.doc

CARSON CITY OFFICE

340 N. Minnesota Street • Carson City, NV 89703
office: 775-883-1600 • fax: 775-883-1656

www.rci-nv.com

ZEPHYR COVE OFFICE

P.O. Box 11796 • Zephyr Cove, NV 89448
office: 775-588-7500 • fax: 775-589-6333

SCOPE OF WORK
for
BREWERY ARTS CENTER
FACILITIES EXPANSION
Prepared for J. P. Copoulos, Architect
September 14, 2010

APPROACH

The scope of work as outlined is based on acquiring basic information both for the purpose of preparing conceptual drawings and for preparing legal descriptions and construction drawings for the street abandonment. The approach presented segregates the work into two phases for the initial items of work. The first phase consists of preparing a conceptual plan and planning level cost estimate for the removal of Minnesota Street. The second phase consists of preparing a conceptual plan and planning level cost estimate to extend the existing Brewery Arts Center parking lot across the Minnesota Street right-of-way and make the necessary modifications to the existing parking lot on the west side of Minnesota Street. The third item of work consists of preparing the necessary improvement plans for the physical removal of Minnesota Street and related improvements to install landscaping in this area. This approach is intended to allow for the pursuit of funding for either of the first two phases as well as for the actual first phase of construction.

Task 1 Information Gathering

The first item of work is collecting all available information. This will include contacting all of the utility companies on their existing facilities and to obtain any mapping they may have.

Estimated Cost: \$1500.00

Task 2 Survey

This task will include field surveys to obtain topographic information on all existing utilities including inverts of existing sewer and storm drain structures. The property on the west side of Minnesota Street will be surveyed. We will research the record mapping available in order to locate the actual property corners along the street abandonment area. The surveys completed by others will be reviewed and, if usable, will be combined with the work under this task in an effort to save money. A detailed, complete survey map will be prepared that will include the locations of existing utilities and property corners.

Estimated Cost: \$2500.00

Task 3 Phase I - Conceptual Street Closure Plan

Work under this task will include preparing a conceptual plan delineating the work to abandon Minnesota Street. This plan will be of sufficient detail to show how existing street improvements can be removed and new curbs and sidewalks constructed, allowing continued use of the adjacent properties without any other modifications. Work under this task will include meeting with the Carson City Parks and Recreation Department to determine possible landscaping to be installed in the abandoned street right-of-way as

well as working with the landscape architect for the project, and of course with your office. This work is intended for use in preparation of the Special Use Permit and for use in obtaining future funding. Included in this task will be arranging and meeting with the various city departments with jurisdiction over the various improvements located in the street. As of right now we anticipate meeting with the city storm drainage manager, Parks Department staff, the utilities department staff on the waterline, and possibly the fire department. A planning level cost estimate will be prepared for the owner's use for budgeting purposes.

Estimated Cost: \$ 4000.00

Task 4 Phase II - Conceptual Plan for Extension of B. A. Center Parking Lot

This task will include preparation of a plan that delineates the extension of the existing Brewery Arts Center parking lot to the west and the modification of the existing parking lot on the west side of existing Minnesota Street. The plan will include proposed modifications to existing utilities including the existing storm drain. The plan will delineate proposed grading and horizontal layouts of new curbing and sidewalks. We anticipate at least one meeting with everyone involved early on in order to determine appropriate design guidelines for the parking requirements. A planning level cost estimate will be prepared for the owner's use.

Estimated Cost: \$3000.00

Task 5 Construction Plans and Contract Documents

This task includes preparation of construction drawings detailing the removal of all existing street improvements in Minnesota Street along with new improvements to be constructed for the short term. Bid documents and specifications will be prepared so the work can be put out for bid and then constructed. The goal of this task is to allow Minnesota Street to be officially abandoned. Included under this task is assistance during bidding, construction staking, and construction assistance. An Engineer's Estimate of the probable cost will be included. It is anticipated at this time that there will be five plan sheets in the construction drawings, one of which will be a landscaping plan. Our licensed land surveyor will prepare the new legal descriptions required as part of the street abandonment along with any legal descriptions that may be required for utilities that are to remain.

Estimated Cost: \$18,000.00.

Future Possible Tasks

Future tasks could include preparation of plans for rerouting of existing utilities, improvement plans for the remainder of the work (possibly in phases), a conceptual plan for the remainder of the proposed work, and assistance with funding as needed. There may be a need to retain the services of an electrical engineer, as there are existing overhead power lines on both properties and in Minnesota Street. There may be a need to retain the services of a geotechnical engineer to comply with city requirements.

Total estimated cost is \$29,000.

Brewery Arts Center				
Minnesota Street Removal and Phase One Improvements				
Planning Level Cost Estimate				
October 22, 2010				
Work Description	Quantity	Unit	Unit Cost	Total Cost
1. Site Clearing				
1.1 Remove Existing Drop Inlet	2.0	Each	\$750.00	\$1,500.00
1.2 Remove Existing Sign	1	Each	\$200.00	\$200.00
1.3 Remove Existing Paving	7,780	Square Feet	\$1.50	\$11,670.00
1.4 Remove Existing Sidewalk	1,380	Square Feet	\$1.50	\$2,070.00
1.5 Sawcut AC Pavement	200	Linear Feet	\$2.00	\$400.00
1.6 Remove Existing Curb and Gutter	864	Square Feet	\$1.50	\$1,296.00
			Sub Total	\$17,136.00
2. Site Work				
2.1 Pave 4" AC with 6" Aggregate Base	2,140	Square Feet	\$4.00	\$8,560.00
2.2 Curb and Gutter	130	Linear Feet	\$25.00	\$3,250.00
2.3 New Concrete Driveway	310	Square Feet	\$10.00	\$3,100.00
2.4 Adjust Water Valve to Finish Grade	1	Each	\$500.00	\$500.00
2.5 New Sidewalk	930	Square Feet	\$5.00	\$4,650.00
2.6 New Storm Drain Manhole	2	Each	\$3,000.00	\$6,000.00
2.7 New Catch Basin	2	Each	\$2,000.00	\$4,000.00
2.8 New 18" Storm Drain Pipe	4	Linear Feet	\$100.00	\$400.00
2.9 Earthwork	350	Cubic Yards	\$10.00	\$3,500.00
			Sub Total	\$33,960.00
			Total	\$51,096.00
			Contingency (10%)	\$5,109.60
			Mobilization/Demobilization (6%)	\$3,065.76
			Total Estimated Cost of Construction	\$59,271.36
			Engineering Plans & Specifications	\$12,150.63
			Legal Descriptions, Const. Staking, Const. Inspection	\$10,000.00
			Total Estimated Cost for Construction & Engineering	\$81,421.99
Total Estimated Cost Range for Phase I Construction: \$75,000 - \$85,000				

Brewery Arts Center



Street Closure & Site Expansion Plan

General Design Goals

- Accomplish Future Vision
- Achieve Simplicity of Plan
- Respect Evolution of the Site
- Offer Passive Park to Community

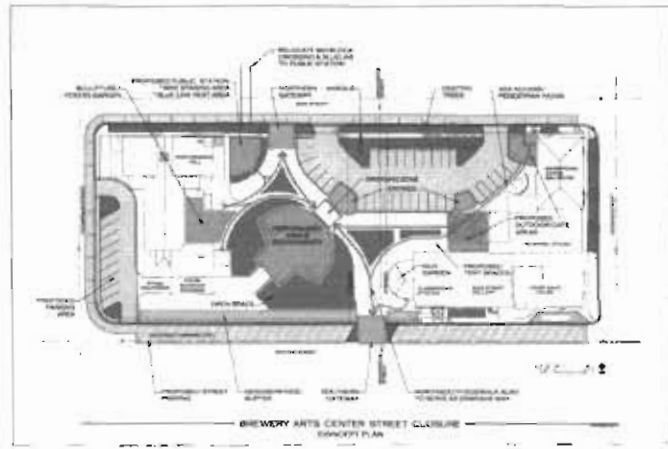
Specific Design Goals

- ADA & Physical Connection Between Buildings
- Outdoor Performance -Entertainment Space
- Outdoor Tent Vendor Space
- Marquee & Site Signage
- Passive Park Component
- Perimeter Fencing to Define the Site
- Phasing & Cost Considerations

Passive Park Component

- Bike Park – Rest Stop
- Kit Carson Trail Historic Tour Stop – Kiosk
- Shade – Benches – Outdoor Lunch Space
- Other Ideas

Concept Plan



Design Samples

Vendor Space



Fence Concept



Design Samples

Marquee



Amphitheater Space



Brewery Arts Center



Street Closure & Site Expansion Plan



PRIOR INCENTIVE PAYMENT \$20,000

REDEVELOPMENT INCENTIVES PROGRAM
REQUEST FOR REIMBURSEMENT

2-22-11

NAME
PROJECT NAME Brewery Arts Center
PROJECT ADDRESS Minnesota Street Comp/Close
449 W. King St., Carson City, NV 89703

PROJECT COST BREAKDOWN:	PER APPLICATION	ACTUAL	DOLLAR VARIANCE
1. Design & Architect	14550.00	14550.00	- 0 -
2. Electric			
3. Plumbing			
4. Mechanical			
5. Carpentry	Vendor #: 1558	Group #: 2371	Check Date: March 4, 2011
6. General Conditions	Account #: 603-0000-463-14-45	Signature: <i>[Signature]</i>	Approved for Payment
7. Demo			Final Payment MOS Approved on May 22, 2010
8. Finishes			\$20,000.00 Lien & Agreement Recorded.
9. Masonry & concrete, etc.			

10. Specialties

11. Doors & Windows

12. Elevator

13. Licenses, permits, etc.

2450

2450

- 0 -

14. Overhead

3000

3000

- 0 -

Request for reimbursement of

\$20,000

I, the undersigned, do solemnly affirm under penalty of perjury that the information stated above is true and correct to the best of my knowledge and belief and in conformance with the incentives application approved by the Carson City Board of Supervisors and Redevelopment Authority.

John Shelton

Type or print Name

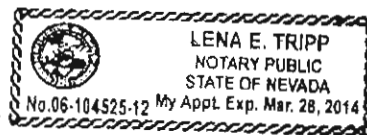
2-22-11

Date

Signature

SUBSCRIBED and SWORN to before me this 23rd day of February 2011

Lena E. Tripp
NOTARY PUBLIC



J.P. COPOULOS, ARCHITECT

P.O. BOX 2517 CARSON CITY, NEVADA 89702 775 885 7907

BILL TO

Brewery Arts Center
John Shelton
449 West King St.
Carson City, Nevada 89703

P.O. NO.

Invoice

PROJECT		Street Closure Engineering			DATE	INVOICE #	
TASK	PERSONNEL	Total Amount	% Complete	Total	Prior Amt	Prior %	AMOUNT
Task 1,2,3	Architect	3,750.00	60.00%	60.00%			2,250.00
Planning, Design,	Consultant	8,000.00	73.56%	73.56%			5,885.00
HRC,SUP, Costs	Consultant	2,800.00	69.29%	69.29%			1,940.00

HRC, SUP
Permitting

Total \$10,075.00

TERMS

Terms: Net Payable in 14 days. A finance charge of 1 1/2% per month or 18% per year will be added to all past due balances.

J.P. COPOULOS, ARCHITECT

P.O. BOX 2517 CARSON CITY, NEVADA 89702 775 885 7907

BILL TO

Brewery Arts Center
 John Shelton
 449 West King St.
 Carson City, Nevada 89703

P.O. NO.

Invoice

PROJECT		Street Closure Engineering		DATE	INVOICE #		
				11/19/2010	1928		
TASK	PERSONNEL	Total Amount	% Complete	Total	Prior Amt	Prior %	AMOUNT
Task 1,2,3	Architect	3,750.00	40.00%	100.00%	2,250.00	60.00%	1,500.00
Planning, Design,	Consultant	8,000.00	26.44%	100.00%	5,885.00	73.56%	2,115.00
HRC,SUP, Costs	Consultant	2,800.00	30.71%	100.00%	1,940.00	69.29%	860.00
HRC, SUP							
Permitting							
Reimb Group							
Printing							19.35
Special Use Permit							2,450.00
fee							
Printing							101.96
							2,571.31

Total \$7,046.31

TERMS

Terms: Net Payable in 14 days. A finance charge of 1 1/2% per month or 18% per year will be added to all past due balances.



449 West King Street
Carson City, NV 89703

Invoice

Date	Invoice #
2/22/2011	3810525

Bill To
Carson City Office of Business Developmen 201 N Carson Street Suite 5 Carson City, NV 89701 Attn Eva

Terms	Due Date	Fed ID #
Due on receipt	2/22/2011	51-0183567

Description	Qty	Rate	Amount
Prjct Oversight -- Task 1,2,3, Planning, Design, HRC, SUP, Costs		2,878.69	2,878.69
Total			\$2,878.69

Balance Due \$2,878.69

www.breweryarts.org		
Phone #	Fax #	E-Mail
775-883-1976	775-883-1922	jshelton@breweryarts.org

Bid Date: 7/23/2013
 Time: 12:00PM

Proposal for:
 Water Main & Fire Hydrant @ 3100-3300 Block Of S. Carson St.
 From
 A & A Construction Inc.
 P. O. Box 995 1170 Zerolene Road, Minden, NV 89423
 LN: NV #0019701 Type: A
 Phone: (775) 782-5957 Fax: (775) 782-0322

Quote Number: 2136A
 William Landry

Item	Description	Quantity	Unit	Unit Price	Total Price
BB	BASE BID - Based On Water Main W/ 42" Cover				
01	Mobilization/ De-mobilization	1.00	LS	1,230.0000	1,230.00
02	12" C900 Water Main Tie In	1.00	LS	1,872.0000	1,872.00
03	12" C900 Water Main	330.00	LF	66.7300	22,020.90
04	12" Gate Valve	1.00	EA	3,773.0000	3,773.00
05	Fire Hyrant Assy	1.00	LS	6,418.0000	6,418.00
06	2" Water Service	1.00	EA	2,526.0000	2,526.00
07	Meter Pit (W/ Tee For Future Pit)	1.00	EA	1,750.0000	1,750.00
08	Remove And Replace 2' Wide x 6" AC Patch W/ NDOT AC	700.00	SF	18.0800	12,656.00
09	Traffic Signage And Delineators	1.00	LS	596.0000	596.00
				Total:	52,841.90
ALT. DELETE Alt.: Delete-Remove And Replace AC Patch For Favorable Cond.					
01	Delete - Item #8, Above, For Favorable, Below Surface Cond.	-700.00	SF	18.0800	-12,656.00
				Total:	-12,656.00
Total For BASE BID - Based On Water Main W/ 42" Cover					52,841.90
					Total:
					52,841.90
Alternate Totals:					
Total For Alt.: Delete-Remove And Replace AC Patch For Favorable Cond.					-12,656.00

No City Water & No Fire Hydrants / 3100 - 3300 blocks of South Carson Street !

I've been trying to raise awareness about the infrastructure shortcomings of these commercial blocks of S. Carson St. Everyone is in disbelief when they learn that such a large, highly visible commercial area is on wells and so out of date -- all because it lacks city water!

Last fiscal year this commercial neighborhood was passed over on funding by the Redevelopment Agency for any capital improvement assistance. However, some fair amount of hope was held out by the Redevelopment Agency that this underserved area stood a much better chance for assistance in FY 2013-14. For years now, sadly both current owners and potential new businesses have judged these 3 blocks of S. Carson St. to be a poor risk for anything new. So the downward cycle of no investment/no renewal has continued. Carson City (CC) redevelopment assistance in the near future is SO important to be the signal to the real estate development community that this entire commercial neighborhood is finally ready for prime time.

Please also reflect on the 10 year CC Water District reimbursement rules. Let's say the CC Redevelopment Board this year committed \$54,000 out of the available \$162,124 to extend a water main to the area plus at the same time install a critically needed fire hydrant. Approximately 60 % is almost guaranteed to be returned to CC by the current (or perhaps new) owner of the Mill House Motel (when that large parcel gets off their well and pays to hook up to the newly available city water). Plus let's fix this area so we can't imagine a large fire on a frequently windy moment in this 50+ year old area of fire prone buildings -- without a nearby fire hydrant! A major fire could leave a large burned out scar in the middle of one of CC's prime business area economic engines.

Hoping for some well deserved redevelopment infrastructure attention,

William D. Landry
3201 S. Carson St.
775 833 1015
wd@wdlandry.com



CARSON CITY FIRE DEPARTMENT

"Service with Pride. Commitment. Compassion"

Date: July 5, 2013

Lee Plemmel, Planning Director
City of Carson City
Carson City, Nevada

RE: 3101-3331 S. Carson Street

Dear Mr. Plemmel,

This memo is in response to a request by William Landry for an extension of the current water mains in the area of 3101-3331 S. Carson Street. Currently, there is an area of older existing commercial development between 3101 and 3331 S. Carson Street that is approximately 800 feet long without any fire hydrants or water mains. Current fire codes would require fire hydrant spacing of roughly 300 to 500 feet depending on the size and type of construction for any new significant projects.

Mr. Landry currently has building permit 13-398 for a mixed use project at 3201 S. Carson Street. The project consists of a small manufactured building of about 1000 square feet that includes a 100 square foot commercial office space, 900 square feet of residential living space, and a small detached garage. The project required fire sprinklers for the manufactured building. A fire hydrant was required to be located within 250' for the project and the hydrant located 195' away on the west side of S. Carson Street was allowed to be used. While the use of a hydrant across 7 lanes of traffic is far from ideal, it was accepted based on the small size and scope of the project as well as the inclusion of fire sprinklers.

The addition of fire hydrants and connection of the water mains at the north and south ends of the area under discussion would significantly increase our ability to suppress any structure fires in the area. Most of the existing building stock is older, non sprinklered, wood framed buildings. Any new projects would be required to install fire hydrants as required by the fire code.

Sincerely,

Dave Ruben
Captain-Fire Prevention
Carson City, Nevada Fire Department

RECEIVED

JUL 17 2013

CARSON CITY
PLANNING DIVISION

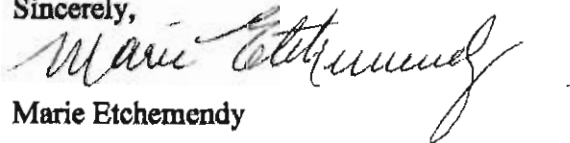
July 13, 2013

Lorraine Bagwell, Chair
Redevelopment Authority Citizens Committee

Dear Ms. Bagwell,

After my discussion with Bill Landry, I am supportive of the Redevelopment Authority's possible near term plan to extend a new water main and install a new fire hydrant near my property at 3251 South Carson St—Mill House Motel. I believe this will benefit future business development(s) around the area.

Sincerely,



Marie Etchemendy

From: Maurice White <fishingrampa@gmail.com>

Date: July 1, 2013, 10:03:02 PM PDT

To: Lori Bagwell <drgenius20@sbcglobal.net>, Brad Bonkowski <bbonkowski@carson.org>, Jim Shirk <jshirk@carson.org>, Jean Perpich <jean.m.perpich@wellsfargo.com>, Ronni Hannaman <director@carsoncitychamber.com>

Subject: RACC

Greetings all,

It seems the answer to agenda item 5.1 of tonights meeting is quite simple.

Just the facts.

The Fuji Park project as stated by Mr. Krahn in any form can be put off for any time frame.

The Brewery Arts Center project as stated by Mr. Block can be put off for any time frame.

Mr. Plemel stated that he could grant an extension to the Brewery Arts project if need be.

The water project to 3201 South Carson St. is a wholly different story. I suspect letting the NDOT permits to expire would be a substantial set back.

What is the spirit of the RDA ? To promote **BUSINESS**.

The Fugi Park project is not business.

The Brewery Arts project is not business.

The water project is a business man asking for assistance to create **BUSINESS** in Carson City.

It matters not that the Fuji Park or the Brewery Arts projects might produce more revenue than

the water project. There has been no study done to determine this angle of the issue. It is however

irrelevant as the spirit of the RDA is to promote **BUSINESS** not government.

I urge you to approve the the water project that was presented tonight.

Maurice White

775.297.6484

fishingrampa@gmail.com

Sample Historic District Kiosks
From Genoa, NV



REDEVELOPMENT PLAN
FOR THE
CARSON CITY REDEVELOPMENT PROJECT NO. 1

FEBRUARY 6, 1986

Prepared By
Carson City Redevelopment Authority
In Cooperation With
Carson City Planning Commission

Assisted By
Patterson, Stewart and Associates
and
Region West Research Consultants

SECTION 200 - GENERAL DEFINITIONS

The following definitions will govern the construction of this Plan unless the context otherwise requires:

201. "ACTIVITIES" means the individual undertakings for implementation of the Redevelopment Project (sometimes referred to as project activities, project components or project elements) and is used to avoid confusion with the term "Project", which refers to the Redevelopment Area as a whole. Examples of possible "activities" include but are not limited to: street construction, undergrounding of utilities, rehabilitation and historic preservation work, construction of sewer, water, and storm drain lines, and the engineering thereof and the planning and design of specific public spaces and activities. "Activities" also means the process of acquiring, managing and disposing of real property, the retaining of professionals to provide the Authority with services related to property appraisals, accounting, auditing, legal issues, the preparation of market and marketing reports, other economic studies, and in the on-going tasks of managing and implementing the provisions of this Redevelopment Plan consistent with the purpose and objectives of this Plan.
202. "AUTHORITY" means the "Redevelopment Agency" of the City of Carson City, Nevada, acting by and through the Carson City Redevelopment Authority.
203. "BOARD OF SUPERVISORS" OR "BOARD" means the legislative and governing body of the City of Carson City, Nevada.
204. "CCRP" an acronym, meaning the Carson City Redevelopment Project Area No. 1.
205. "CITY" means the City of Carson City, Nevada.
206. "CITY CODES" means any applicable section of the Municipal Code of the City of Carson City, Nevada as same exists on the effective date of this Plan and as such codes may, from time to time, be amended, i.e., Zoning Ordinance, Subdivision Ordinance, Building Code, Plumbing Code, Electrical Code, and the like.
207. "CITY ORDINANCES" means any applicable ordinance of the City of Carson City, Nevada as same exists on the effective date of this Plan and as such ordinances may, from time to time, be amended, i.e., Zoning Ordinance, Subdivision Ordinance, Historic District Ordinance, Sign Ordinance, and the like.

SECTION 300 - REDEVELOPMENT OBJECTIVES

The principal objectives of the City and of this Plan is to improve the 488 acre Redevelopment Project Area economically, physically and aesthetically--making the Area more attractive for private sector development and redevelopment and to protect the substantial public investment in State and City facilities. Further objectives are to correct deficiencies in the Area's aging infrastructure, repair and modify the present street system, provide amenities for the use and enjoyment of the people of Carson City and the many visitors who travel to this capitol city annually for business and recreation reasons. The following more specifically describe the intent, purpose and objectives of this Redevelopment Plan:

301. Strengthen the local economy by attracting new and expanded private investments in the Area, create new employment opportunities, increase the City's tax base, and expand public revenue to be used to improve the quality of life for the people of Carson City;
302. Repair, construct, install, or replace new publicly owned utility systems such as water, storm drains and sanitary sewers where existing systems are nonexistent, inadequate, undersized or substandard.
303. Improve the street, highway, bicycle and pedestrian circulation system to assure safe, convenient and aesthetically pleasing access to and throughout the Area;
304. Develop a physical linkage and an appropriate transportation mode among the Virginia and Truckee (V & T) Roundhouse, the Downtown and the Railroad Museum;
305. Promote the restoration of the V & T Roundhouse;
306. Develop a common theme in the housing, business and government sectors of the Redevelopment Area, to unify the mixture of residential, office, retail, lodging, gaming and government facilities by understanding, respecting and utilizing the City's rich historic past and its roll as Capitol of the State of Nevada;
307. Establish a unifying tree planting program throughout the Redevelopment Area.
308. Develop appropriately designed street lighting, street signage and street furniture systems with a full understanding of the diversity and special character of the several functional and historic use areas within the Project Area;

309. Provide informational and directional kiosks in convenient pedestrian locations to allow visitors an opportunity to become familiar with the locations of the City's historic, business, cultural, gaming, recreational and other places of interest;
310. Develop additional, conveniently located parking facilities--including parking structures where appropriate--together with pleasant, auto-free, pedestrian ways linking business, government and places of historic interest;
311. Improve the appearance of commercial areas through street beautification programs, building rehabilitation and improved development requirements in the areas of sign controls and landscaping;
312. Encourage more intensive landscaping on Downtown properties and parking lots;
313. Encourage and assist in providing "people oriented areas" in the Downtown for daytime and evening special events and promotional activity;
314. Underground present overhead utility systems where feasible and encourage the serving utility companies to assist in the costs thereof;
315. Integrate and protect older existing structures having historic value, with new development;
316. Cooperate and support officially recognized Historic Preservation and Architectural Review groups in their undertaking of the design for the restoration and rehabilitation of historically designated structures and places;
317. Provide informational plaques for on-site display in conjunction with recognized historic structures and places;
318. Accommodate planned population growth in ways which will not damage the social, economic and environmental well being of Carson City;
319. Continue and enhance a land use pattern which creates vitality through diversity in activities and the age of improvements;
320. Establish the highest possible level of recreational opportunity for the residents and visitors of all age levels;

321. Promote greater cooperation between City and School District in the joint use of public land for school-park-recreation purposes;
322. Promote greater cooperation between City and State government in order to achieve harmony in public development;
323. Initiate programs with appropriate public and private groups to develop decent, safe and sanitary housing for persons and families in the Redevelopment Area who are living under substandard conditions; and
324. Where rehabilitation of property may be unfeasible and where clearance and redevelopment may be necessary to eliminate blighting influences, cause such property to be cleared and redeveloped and in the process, assist and encourage the owners of such property to participate in these activities.

SECTION 400 - REDEVELOPMENT ACTIVITIES AND PROCEDURES

401. General: The redevelopment of the Project Area will be undertaken pursuant to and in conformance with State Law. The Authority proposes to eliminate and prevent the spread of blight and deterioration in the Project Area by:

- A. Acquisition of certain real property where necessary;
- B. Demolition or removal of certain buildings and improvements;
- C. Providing for participation by owners and tenants presently located in the Project Area by extending options to remain or relocate within the redeveloped Project Area;
- D. Management of property under the ownership and control of the Authority;
- E. Relocation assistance to displaced residential and non-residential tenants;
- F. Installation, construction, or reconstruction of streets, utilities, and other public improvements;
- G. Disposition of property for uses in accordance with this Plan;
- H. Redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
- I. Explore methods of assisting the City's Architectural Review Committee in conjunction with their undertaking the design of restoration and rehabilitation work for officially designated historic structures and places;
- J. Rehabilitation of structures and improvements by present owners, their successors and/or the Authority;
- K. The Redevelopment Authority may operate a rehousing bureau to assist site occupants in obtaining adequate temporary or permanent housing. Pursuant to NRS 279.476, the Authority may incur any necessary expenses for this purpose; and
- L. The Authority may loan money, obtained from whatever source, to businesses to assist and encourage them to locate in the Redevelopment Area.

2. DESCRIPTION AND MAP OF THE PROJECT AREA

The boundaries of Project Area No. 2 are shown on the map and the boundary description has been incorporated into the ordinance that adopts the Redevelopment Plan

3. PROPOSED REDEVELOPMENT ACTIONS

A. Specific Redevelopment Activities

The Redevelopment Authority plans to carry out the following strategies to achieve the goals of redevelopment in Project Area No. 2:

1. **Assistance with site acquisition:** The Redevelopment Authority, by assisting with site acquisition for auto dealers, has the ability to influence the economics related to the expansion or retention of auto sales on South Carson Street. The use of financing tools and public/private partnerships will allow the Redevelopment Authority to work with existing auto dealers to obtain commitments to remain doing business and to expand their operations on South Carson Street.
2. **Relocation assistance:** The Redevelopment Authority has the capability to assist auto dealers to relocate from other parts of the region to South Carson Street. For example, auto sales operations currently located on North Carson Street could benefit from clustering with the dealers on South Carson Street to produce the synergy of an auto row.
3. **Expansion in number of franchises:** For example, Carson City lacks the following franchises: Volkswagen, BMW, Mitsubishi, Acura, and Mercedes. The Redevelopment Authority could provide inducements for auto dealers to increase the number of franchises offered on South Carson Street.
4. **Armory Site:** Currently, the State of Nevada owns the site of the former Nevada National Guard. With the concurrence of the State, the Redevelopment Authority could work with the State of Nevada to maximize private development potential on this site through the means authorized by this Plan.
5. **Improvements in traffic circulation, landscaping and streetscape:** South Carson Street is currently a major state highway making access difficult. Also, it has limited landscaping and attractive visual amenities. The anticipated completion of the freeway from Fairview Drive to South Carson Street will significantly reduce traffic and leave South Carson Street in City control, with the need to transition the street back from a state highway to a local arterial street serving the properties along it. The Redevelopment Authority has the ability to invest in infrastructure, traffic improvements, landscaping, maintenance and other public enhancements to improve

traffic circulation and the appearance of South Carson Street. This strategy includes forming a business improvement district to address maintenance needs in the area.

6. **Marketing assistance:** A strong marketing program has the potential of contributing to the success of auto sales operations on South Carson Street. The Redevelopment Authority can assist auto dealers with marketing efforts to enhance Carson City as an auto purchase destination for the region. This assistance could include helping to establish a strong and active Dealer Group to conduct destination advertising and other marketing efforts such as special events. It could also include assistance with signs and other design features to create identity for South Carson Street as an auto purchase destination for the region.
7. **Re-use of existing sites if a regional auto mall proceeds:** If a regional auto mall is developed in Carson City, the Redevelopment Authority could assist dealers to obtain productive and financially viable re-use of their existing sites on South Carson Street.
8. **Re-use of vacant retail buildings:** Since the Plan was adopted in 2004, numerous businesses have been affected by the economy, resulting in a high commercial vacancy rate. Additionally, the vacant former K-Mart building on North Carson Street has been added to the plan to address the vacancies and deterioration of the property and other properties in the vicinity. The Redevelopment Authority could assist with various types of incentives, including economic studies, to encourage new, viable uses for these buildings.
9. **Utility Extensions:** While the Plan Project Area is largely served by existing public infrastructure, there are some properties to which utilities such as water and sewer lines do not currently reach. The Redevelopment Authority could assist in constructing necessary utility lines to serve new development on commercial properties within the Plan Project Area upon submittal of a plan for a project that would benefit the Redevelopment District.
10. **NDOT right-of-way:** The Nevada Department of Transportation owns significant right-of-way along Carson Street. In some cases, NDOT owns up to 70 feet of property behind existing street improvements. This significantly limits adjacent property owners' ability to use this property for economic development purposes. The Redevelopment Authority can assist property owners in working with NDOT to dispose of these excess rights-of-way or provide financial assistance to help to lease or purchase these rights-of-way from NDOT to the extent the law and NDOT may authorize.

In conducting the redevelopment activities as set forth above, the Redevelopment Authority shall be enabled by the authority and requirements set forth in Section 5 of the Plan.