

**Carson City
Agenda Report**

Date Submitted: December 10, 2013

Agenda Date Requested: December 19, 2013

To: Redevelopment Authority

Time Requested: 30 min.

From: Community Development Department – Office of Business Development

Subject Title: For Possible Action: To approve and make a recommendation to the Board of Supervisors to authorize the expenditure of \$39,273 from the Fiscal Year 2013/14 Redevelopment Revolving Capital Outlay/Undesignated Infrastructure account, and to authorize the expenditure of an additional \$120,000 in FY 2012/13 Redevelopment budget carryover subject to approval of the budget carryover by the Board of Supervisors, authorizing a total of \$159,273 to assist with the funding of Carson City Fairgrounds and Fuji Park infrastructure improvements including electrical utility extensions and lighting improvements. (Lee Plemel)

Staff Summary: A total of \$39,273 is available in the current Redevelopment budget for infrastructure projects within the Redevelopment District, and additional carryover funds have recently been identified as a result of the completion of the FY 2012/13 financial statement audit. The proposed improvements to the Fairgrounds and Fuji Park would help facilitate the 2014 Sesquicentennial Fair and future events at the facilities. The Board of Supervisors approved the use of \$75,000 from the Carson City contingency fund for the event on October 3, 2013, with direction to City staff to seek other revenue sources, including Redevelopment funds, in lieu of using General Fund contingency funds.

Type of Action Requested:

(check one)

Resolution

Ordinance

Formal Action/Motion

Other (Specify)

Does This Action Require a Business Impact Statement: Yes No

Redevelopment Authority Citizens Committee Recommendation: Recommended approval of allocating \$159,273 for the Fairgrounds and Fuji Park infrastructure improvements, subject to reporting final project costs and scope of work back to the RACC, by a vote of 5 ayes, 1 nay, and 1 abstention (Bonkowski), on December 2, 2013. The nay vote was expressed as disapproval of funding beyond the \$96,070 cost estimate for the portion of proposed improvements that were presented to RACC at the meeting, with the request to bring the additional project costs back to RACC for approval.

Recommended Board Action: I move to approve and recommend that the Board of Supervisors authorize the expenditure of \$39,273 from the Fiscal Year 2013/14 Redevelopment Revolving Capital Outlay/Undesignated Infrastructure account, and to authorize the expenditure of an additional \$120,000 in FY 2012/13 Redevelopment budget carryover subject to approval of the budget carryover by the Board of Supervisors, authorizing a total of \$159,273 to assist with the funding of Carson City Fairgrounds and Fuji Park infrastructure improvements including electrical utility extensions and lighting improvements.

Explanation for Recommended Board Action: The Fairgrounds and Fuji Park are located within Redevelopment Area #2. Improvements to the facilities will not only facilitate the 2014 Sesquicentennial Fair but will also help improve the facilities to accommodate more future events and bring more tourism and economic development activity to the area. See the attached supporting materials for additional information.

Applicable State, Code, Policy, Rule or Regulation: NRS 279.382 – 279.685

Fiscal Impact: \$159,273 from FY 2013/14 budget after budget augmentation.

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

Funding Source: Redevelopment annual budget.

Alternatives:

- 1) Do not approve use of the funds or modify the amount of funding.

Supporting Material:

- 1) Parks and Recreation Department memo and preliminary cost estimate
- 2) Redevelopment Area #2 Plan excerpt—Proposed Redevelopment Actions

Prepared By: Lee Plemel, AICP, Community Development Director

Reviewed By:  Date: 12-10-13
(Community Development Director)
 Date: 12/10/13
(City Manager)

(Deputy City Manager) Date: _____
 Date: 12/10/13
(District Attorney)
 Date: 12/10/13
(Finance Director)
 Date: 12/10/13
(Parks and Recreation Director)

Board Action Taken:

Motion: _____


1) _____	Aye/Nay
2) _____	_____

(Vote Recorded By)



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

Memo

To: Redevelopment Authority / Mayor and Supervisors
From: Parks and Recreation Department
Vern L. Krahn, Park Planner 
Date: December 9, 2013
Re: Redevelopment Authority Citizens Committee's (RACC) Recommendation to Fund - Nevada 150 Fair / Electrical Infrastructure Improvements

Message:

Attached please find a preliminary electrical plan (Exhibit A) and the below cost estimate for electrical infrastructure improvements at the Carson City Fairgrounds and Fuji Park for the Nevada 150 Fair. The plan shows an overview of all the electrical power needs for the Fairgrounds arena and plaza, Fuji Park and its multi-use path along the north side of Clear Creek, Fuji Park's west end (dirt area), and on the south side of Clear Creek. These proposed electrical infrastructure improvements are necessary to accommodate the Fair's small animal tents, event vendors, security and safety lighting, and additional power requirements for the Fair's events, including a public address system to communicate event information with participants.

Opinion of Probable Costs:

• Electrical Infrastructure	\$ 177,000
• NV Energy Service	25,000
• 15% Construction Contingency	30,000
• Dinter Engineer Design Fee	15,000
• Project Management/Const. Management	17,000
• Permit Fees	1,800
• Advertising	<u>520</u>
• Total Project Cost	\$ 266,320

This estimated project cost is more than what the RACC recommended for funding but it would be a good start to completing some of the needed electrical infrastructure improvements. With that in mind, it is VERY IMPORTANT to get the electrical design started as soon as possible and install as much of the Fair's basic electrical infrastructure improvements with the available money.

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



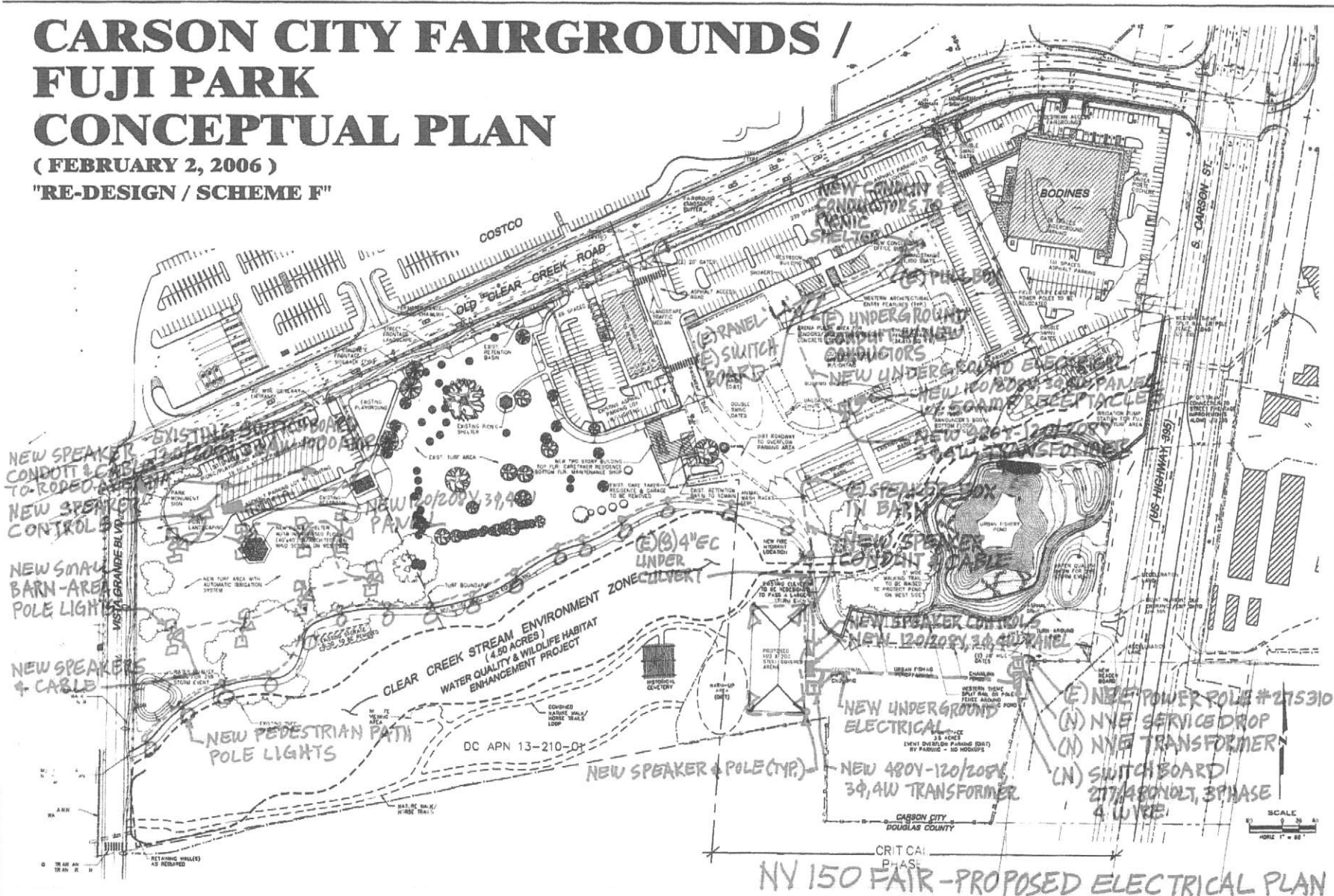
Additionally, cost savings could happen by using city forces to do some of the construction work instead of contracting all the work out to local contractors.

If you have any questions about the preliminary electrical plan or the above cost estimate, please feel free to contact me.

Cc: Roger Moellendorf
Scott Fahrenbruch
Larry Werner
Marena Works
Lee Plemel
Tom Grundy

CARSON CITY FAIRGROUNDS / FUJI PARK CONCEPTUAL PLAN

(FEBRUARY 2, 2006)
 "RE-DESIGN / SCHEME F"



NY 150 FAIR - PROPOSED ELECTRICAL PLAN

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

11/18/2013
 12/5/2013 REV.1

Exhibit A

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.