

**City of Carson City
Agenda Report**

Date Submitted: February 11, 2014

Agenda Date Requested: February 20, 2014

Time Requested: 2 hours

To: Mayor and Supervisors

From: City Manager

Subject Title: For Possible Action: To conduct a public hearing and take public comment regarding a proposed Plan of Expenditure for a one-eighth of one percent (0.125%) sales tax for public infrastructure projects pursuant to NRS 377B, including but not limited to construction of an animal services facility, a multi-purposes athletic center, and street and pedestrian improvements in the downtown area and Carson Street and William Street/Highway 50 East commercial corridors, and/or other projects as directed by the Board of Supervisors. (Marena Works)

Summary: A "Plan of Expenditure" must be adopted by the Board of Supervisors to specify the public infrastructure projects for which a one-eighth sales tax may be used pursuant to NRS 377B. The projects noted above are being considered for inclusion in the Plan, but the Board of Supervisors may consider additional projects to be included in the Plan or otherwise modify the projects within the draft Plan. The sales tax may only be used to fund projects that are included within the Plan of Expenditure.

Type of Action Requested:

Resolution

Formal Action/Motion

Ordinance

Other (No Action)

Does This Action Require A Business Impact Statement: () Yes (X) No

Recommended Board Action: (No action; public comment and discussion only.)

Explanation for Recommended Board Action: On August 15, 2013, the Board of Supervisors accepted the Downtown Carson City Revitalization Plan prepared by the 20/20 downtown group, and on September 19, 2013, the Board of Supervisors accepted the conceptual plans prepared by business and property owners for the North Carson Street corridor and the East William Street/Hwy 50 East corridor. On November 7, 2013, the Board of Supervisors accepted the South Carson Street conceptual plan.

On December 6, 2013, City staff brought forward a draft plan for the Board of Supervisors to consider to fund the above-noted street and pedestrian improvement projects as well as the proposed Multi-purpose Athletic Center (MAC) and Animal Services Facility, for which the Board has sought funding sources in the past, by implementing a one-eighth-percent sales tax. The Board took no formal action on the Plan but directed staff to conduct public meetings to obtain citizen comments and focus on getting the word out to the businesses that would be affected, and to bring back the matter for consideration at the February 20 Board meeting.

City staff held three workshops with public comments sessions, including two on January 21, 2014, and one on January 29. Staff published notices of the workshops in the Nevada Appeal and distributed the information through the Chamber of Commerce, and notices were posted on the main page of the City's website. Notices were also distributed to all the businesses located on Carson Street, William Street, Highway 50 East from the freeway to the Fairview Drive/College Parkway intersection, and Curry Street in the downtown area, a total of approximately 600 notices. The public were directed to a webpage (www.carson.org/carsonplan2014) that was set up to provide complete documents and maps related to the plans, as well as a comment and survey sheet. Approximately 33 people attended the first workshop, approximately 50 people attended the second, and approximately 114 people attended the third workshop, based on the number of people that signed in. Survey results and written comments are included as attachments to this item.

Refer to the attached supporting materials for more information regarding the Plan of Expenditure, individual project information, and estimated project costs.

Should the Board of Supervisors adopt the Plan of Expenditure and implement the sales tax for these projects, staff would then work closely with the applicable stakeholders to develop detailed plans that can be implemented within budget constraints. Significant design work has already gone into the MAC and preliminary plans for the Animal Services Facility, but staff is waiting for a decision on funding to proceed with the detailed corridor design work. Only concepts and ideas have been discussed, to date. City staff would work closely with the property owners and businesses along the commercial corridors to develop final plans.

A one-eighth percent sales tax is available for the Board of Supervisors to implement without voter approval. To use the one-eighth-percent sales tax for the projects within the Plan of Expenditure the Board must adopt an ordinance to implement the tax. The ordinance adopting the sales tax must specify the date of imposition of the tax, the specific purpose of the tax, and that the tax will remain as necessary so as to not impair any outstanding bond payments or other obligation which is payable from the tax. The law requires that the governing body must develop a plan of expenditure and specify the projects within the plan that are proposed to be constructed or purchased or, in the case of flood control and landfills, operated and maintained, within the purposes as defined in NRS 377B.160(3).

The facilities are to be funded by the one-eighth-percent sales tax in accordance with NRS 377B, with the improvements to the street corridors falling under NRS 377B(3)(e) (as a street project described in NRS 373.028(2)). The Animal Services Facility is a "public safety facility" that prevents disease and protects the public as defined in NRS 377B(3)(f). The Multi-Purpose Athletic Center is a "recreational facility" as defined in NRS 377B (3) (f).

The projects can be financed with bonds and/or other obligations that are secured in whole or in part with a pledge of the sales tax revenues. In addition it is anticipated bonds would not be issued immediately upon implementation of the sales tax since initial construction would not begin for approximately one year after implementation. Funds for the first year of about \$1.0 million from the tax would be used for project planning and design costs. It is anticipated that two bond issues could be issued to support the projects. An initial bond of approximately \$12.0-\$15.0 million would be to support the first round of projects followed a few years later with a

bond of approximately \$2.0-\$3.0 million or greater, depending on available bonding capacity, would support the next round of projects. Funding for the balance of the corridor program could possibly be paid with revenues on a pay-as-you-go basis rather than through a bond, which could lead to overall cost savings.

Overall funding through the one-eighth percent sales tax would be approximately \$11 million for the corridors and downtown, approximately \$4 million for the Animal Services Facility, and approximately \$2.8 million for the Multi-Purpose Athletic Center. By timing expenses, utilizing bonds, and using additional available funds from grants, the overall total for the projects are estimated to cost approximately \$30 million or more. The projects will be designed to the available level of funding and will be designed to be added to in the future as funding through additional grants and sources become available. The majority of the anticipated Public Works portion of the funding is contained in current capital programs in Stormwater, Water, Sewer, and Streets Divisions for replacement and improvements.

The sales tax of one-eighth percent costs \$12.50 per \$10,000 in taxable sales purchases. It is estimated that about 40% of the overall tax is paid by nonresidents and 60% by city residents.

Applicable Statute, Code, Policy, Rule or Regulation: NRS 377B

Fiscal Impact: One-eighth of one percent sales tax on all taxable sales in Carson City.

Explanation of Impact: The proposed sales tax would be used only to fund the projects listed in the adopted Plan of Expenditure.

Funding Source: One-eighth of one percent sales tax on all taxable sales in Carson City.

Alternatives: N/A, public comment and discussion only.

Supporting Material:

- 1) Draft Plan of Expenditure (pg. 5)
- 2) Project overview (pg. 10)
- 3) Project costs information (pg. 14)
- 4) Project summary sheets (pg. 20)
- 5) Downtown street section alternatives analysis (pg. 24)
- 6) One-eighth-percent sales tax cash flow analysis (pg. 26)
- 7) Sales tax collections historic data for Carson City & Nevada sales tax rates map (pg. 27)
- 8) Press release for public meetings (pg. 29)
- 9) Staff presentation from January 29 public meeting (pg. 33)
- 10) Parks and Recreation memo, Community Center and Theater improvements (pg. 34)
- 11) Public survey results and comments (pg. 36)

Prepared By: Lee Plemel, AICP, Community Development Director

Reviewed By: Marema Wicks
(City Manager)

Date: 2/11/14

[Signature]
(District Attorney's Office)

Date: 2/11/14

[Signature]
(Finance Director)

Date: 2/11/14

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

PLAN OF EXPENDITURE
CARSON CITY
ANIMAL SERVICES FACILITY,
MULTI-PURPOSE ATHLETIC CENTER,
CARSON STREET AND WILLIAM STREET CORRIDORS IMPROVEMENT
PROJECTS

(This Plan of Expenditure expires June 30, 2047.)

DESCRIPTION OF PROPOSED PROJECTS

This Plan of Expenditure (this “Plan”) was developed by Carson City, Nevada (the “City”) pursuant to Nevada Revised Statute (“NRS”) 377B.100(7). This Plan encompasses several capital projects of the City, including: (i) improvements to the Carson Street and William Street corridors; (ii) the construction, expansion, improvement, and/or equipping of a new animal services facility (the “Animal Services Facility”); and (iii) the construction, expansion, improvement, and/or equipping of a multi-purpose athletic center (the “MAC”). Corridor projects, such as proposed improvements to Carson and William Streets, may be constructed in several phases, if necessary, based on the timing of the receipt of available funding (including grants and other agency funding), certain design timeframes, and the relinquishment of right-of-way by the Nevada Department of Transportation. The Animal Services Facility and the MAC will each be constructed in a single phase.

Each of the projects described in this Plan are proposed to be funded, in whole or in part, with the proceeds of a 1/8th cent sales tax (the “Sales Tax”) imposed by the City pursuant to chapter 377B of NRS. It would be permissible to fund the Carson Street and William Street corridor improvements with the proceeds of the Sales Tax pursuant to NRS 377B.160(3)(e), because they would constitute a “projects” under NRS 373.028(2). The construction, expansion, improvement, and/or equipping of the Animal Services Facility would be permissibly funded with the proceeds of the Sales Tax pursuant to NRS 377B.160(3)(f), because the Animal Services Facility would relate to “public safety” by preventing disease and protecting the public. Finally, the construction, expansion, improvement, and/or equipping of the MAC would be permissibly funded with the proceeds of the Sales Tax pursuant to NRS 377B.160(3)(f), because the MAC would be a “recreational” facility.

Animal Services Facility

The Animal Services Facility would replace the existing animal services facility constructed in the early 1960’s. The Animal Services Facility would be a 10,955 square foot building

constructed on a 1.6 acre site located at the City corporate yard on Airport Road. The Animal Services Facility would accommodate up to 134 dogs, 104 cats and 7 exotic animals. The Animal Services Facility would promote adoption and provide City staff sufficient area to manage and shelter animals. The proposed budget for the Animal Services Facility is approximately \$4.0 million for the building, the site improvements, and a related contingency.

Multi-Purpose Athletic Center (MAC)

Approximately \$5.7 million of available funds exist for the design and construction of the MAC but current costs for the MAC are estimated to be approximately \$8.0 - \$8.5 million. The MAC is 60% designed and plans can be completed in approximately six (6) months. The MAC is proposed to be an approximately 41,500 square foot recreation and tournament facility. The MAC would include four (4) high school sized basketball courts (84' x 50') that would provide space for multi-purpose recreational uses, including basketball, volleyball, and futsal. In addition to the courts, the proposed MAC facility would include locker rooms, restrooms, a lobby, administrative offices, a storage room, and a second floor walking track. The MAC envisioned with this Plan would be multi-functional and allow for tournament play to provide enhanced economic vitality for the City by attracting out of area attendance, which would increase sales taxes by putting heads in beds. The MAC would be designed to accommodate expansion in the future to a full recreation center if funding allows.

Carson Street & William Street Corridor Improvement Projects

The street corridor projects are designed to improve each corridor segment by: (i) enhancing business access; (ii) increasing safety through lighting and roadway improvements; (iii) improving pedestrian access and connectivity; (iv) adding bike lanes; and (v) enhancing aesthetics through parkway landscaping and streetscape improvements. All such improvements would be made in an effort to make the corridors more inviting to the public and thereby increase the attractiveness of the local businesses located along the corridors, which would increase the City's economic vitality. The Carson City "History In Motion" design theme utilized as part of the Carson City Freeway landscape enhancement project could be extended to each of the street corridors to enhance the projects. Overall costs anticipated for all the corridors is approximately \$11 - \$17 million, which would be funded through a combination of sales tax revenues, grants, donations and other agency funding. Water, sewer, and storm drain replacement improvements would be included in the projects but would be funded separately by City utility funds.

Downtown Carson Street

The downtown corridor segment would be developed generally in accordance with the Downtown Envision Plan prepared in 2006 and extend along the corridor from Fifth Street to William Street, which could include reducing Carson Street to one through lane in each direction, adding bike lanes, and adding a turn lane at intersections. The parallel parking originally proposed would be significantly reduced in scope and generally limited to handicap parking and loading, which would reduce traffic conflicts and allow for better traffic flow. As a result, wider sidewalks would be constructed allowing business access to the area for outside seating for cafes, displays, and public events. Another component of the downtown project

would include improvements to Curry Street from Musser to Washington and include improved parking, improved pedestrian access, street furniture such as benches, themed lighting, and directional signage.

North Carson Street

The northern portion of this project, north of Winnie Lane to the I-580 Freeway, would include street frontage and storm water improvements, street lighting for safety, and landscaping the existing traffic islands. In addition, an urban streetscape environment from Winnie Lane to William Street is proposed. This phase would include new themed street lighting for safety, improved pedestrian street crossings, and urban site amenities including benches, waste receptacles, business district signage, and a possible landscaped roundabout at Carson Street and William Street. The North Carson Street corridor could be developed in phases depending on funding availability.

William Street

The segment from Carson Street to the Freeway interchange would include street frontage and storm water improvements, new themed street lighting, urban site amenities including benches, waste receptacles, and business district signage; wide concrete sidewalks; and street frontage landscaping. The segment from the Freeway interchange to the College Parkway and Fairview Drive intersection would include street frontage and storm water improvements, wide concrete sidewalks, multi-use path improvements, street lighting for safety, landscape planting beds, and greenbelt landscaping along the existing multi-use path. The William Street corridor could also be developed in phases depending on funding availability.

South Carson Street

The South Carson Street corridor would be divided into two segments; Segment - 1- from Fifth Street to Fairview Drive; Segment 2 – from Fairview Drive to the proposed new I-580 freeway. Segment 2 would have to be delayed to wait for the completion of the Carson City Freeway. The Segment 1 improvements would include signage, street lighting, and pedestrian connections, as well as a possible landscaped roundabout at Stewart Street. A significant storm drain project would be included for this segment and this corridor project would be coordinated with the storm drain project to take advantage of the storm drain capital investment planned to allow for better utilization of available funding. Segment 2 of the South Carson Street corridor would be done once the freeway is completed and would include reducing the six (6) lane street to four (4) lanes with left-turn lanes. Landscaped medians would be added along with parkway improvements, street lighting for safety, pedestrian walkway improvements, bike lanes, frontage business access improvements, signage and other street improvements. The Nevada Department of Transportation is required to make some roadway improvements in the corridor pavement section before relinquishing the right-of-way to the City. So, an opportunity for jointly pursuing overall corridor improvements with the City would be pursued.

PROJECT COSTS

The anticipated overall project costs have been developed through several sources depending on the particular element of the project.

The projected Animal Services Facility costs were developed based on an architectural study and preliminary concept design of the facility. The proposed budget for the project is \$4.0 million for the building and site improvements. Contributions would be available for the project, reducing the funding required from the sales tax. Therefore, funding from the sales tax would be less than \$4.0 million.

The anticipated MAC costs were also prepared by the architect and contractor engaged by the City for the facility design. Costs for the MAC are currently projected to be approximately \$8.0 - \$8.5 million, with \$5.7 million available from current funds. Therefore, funding from the sales tax would be approximately \$2.3 - \$2.8 million.

Projected costs for the corridors have been developed with greater specificity for the downtown segment since significant planning has been done for this element. The anticipated costs for the other corridors are based on general concept plans/ideas, and square footage allocations for each have been developed. Detailed planning and design would be required for all of the corridor projects. It is anticipated not all the landscaping proposed for the corridors would be able to be included in initial project construction. Even so, the underground infrastructure to support future addition of these elements would be included as funds became available. Costs allocated for the downtown and corridors funded by the 1/8th cent sales tax would approximately amount to \$11 million initially, growing over time as additional funds became available.

Also, additional funding for the corridors would be identified as a part of the projects where applicable to replace water, sewer, and storm drain infrastructure funded by City utility funds; to enhance lighting through safety grants; roadway pavements using transportation funding from either the Regional Transportation Commission or Nevada Department of Transportation; and private funding along the corridors.

The projects would be designed to allowed budget limits plus any additional funding including private donations, grants, and other agency funding as may be available. The corridor projects as funded above are a start of a larger effort to enhance the business activity along the corridors. Further future investments are anticipated from various sources including grants, donations, private funding, and other agency funding over the next 10 years. Future funding is also anticipated as growth of the 1/8th cent tax revenue increases over time with an improved economy and this would be invested into continued enhancement of the corridors.

In addition a business vitality district or other funding mechanism would be formed/developed for each corridor to contribute funding annually to the city to provide for routine maintenance required for the corridors such as cleaning sidewalks, maintaining landscaping, servicing trash receptacles, etc.

PROJECT TIMING

The Animal Services Facility would be constructed in one phase. Design could begin as early as 2014 and the facility could be constructed in 2015 or later to allow for additional contributions to off-set the capital costs.

The MAC final design can be completed in 2014 and could begin construction in 2014 or 2015.

The corridor improvement projects are more complex and some segments or phases would be completed over a longer timeframe. Each corridor would require a 4-6 month project planning effort ahead of detailed design. The Downtown Carson Street improvements could be designed beginning in 2014 with construction anticipated during 2015/2016 and the Curry Street improvements would follow as a separate phase. The North Carson Street and East William Street corridors could be designed beginning in late 2015 and constructed in 2015/2016. The South Carson Street corridor segments would need to wait for completion of the Carson Freeway and relinquishment of right-of-way to the City as well as the stormwater capital projects planned as part of the City's capital plans. These segments would likely be designed in approximately 2016/2017 and constructed in 2018/2019 depending on completion of the freeway and securing funding.

In addition, completion of the remaining portions of the landscaping and other components for the corridor projects would be dependent upon identifying additional funding which may include grants, donations, and other agency funding as it becomes available over the next 5-10 years.

FINANCING

The City may issue bonds, notes or other obligations to fund the capital needs of the projects and may pay for certain of the costs of the projects on a pay-as-it-goes basis. The projects can be financed with bonds, notes, and/or other obligations that are payable from the proceeds of the Sales tax or the revenue generated by the projects themselves, or may be secured in whole or in part with a pledge of the proceeds of the Sales Tax or the revenue generated by the projects themselves. In addition, it is anticipated that bonds, notes or other obligations would not be issued immediately upon implementation of the Sales Tax since initial construction would not begin for approximately a year after implementation. Funds for the first year of about \$1,000,000 from the Sales Tax would be used for project design costs. It is anticipated that two debt issuances could be issued to support the projects. An initial debt issuance of approximately \$12.0 - \$14.0 million to support the first round of projects followed two years later with a debt issuance of approximately \$2.0 - \$4.0 million or greater depending on available bonding capacity. Or the funding for the balance of the corridor program could be paid with current revenues on a pay as you go basis.



One-eighth-percent Sales Tax Infrastructure Investment Plan Project Overview

Commercial Corridor Infrastructure Improvements:

City staff has had discussions with various business and property owners over the last few months regarding improvements to the City's primary commercial corridors to retain existing businesses and attract new business to the area, particularly once the freeway is completed and traffic on the City's local arterial streets is further reduced. Plans for corridor improvements have been presented to the Board of Supervisors within the last few months, and downtown businesses and property owners have presented the 20/20 Plan for downtown, which includes the goal of improving the downtown per the 2006 Master Plan downtown vision.

The recurring theme from all the business groups is that investing in infrastructure to improve the business corridors will result in an improved business climate and therefore improved sales tax for the City. This will be accomplished by making the corridors more attractive and safer with improved lighting, accessibility, signage, landscaping, and other improvements of this nature. An important role of government is to provide an infrastructure that is conducive to business as well as an improved quality of life for all citizens.

Staff evaluated the cost of the proposed commercial corridor improvements as well as the potential revenue from the implementation of a one-eighth-percent (0.125%) sales tax. Staff has determined that the sales tax could fund the costs of the corridor improvements, assuming the use of other available revenue sources for the project.

With the City searching for funding sources to cover the costs of the new Multipurpose Athletic Center and new Animal Services Facility, the one-eighth-percent sales tax may be considered as a source of revenue to complete these projects as well.

Animal Services Facility:

The Animal Services Facility is proposed to replace the existing facility that was constructed in the early 1960's. The proposed facility contemplates a 10,955 square foot building on a 1.6 acre site located at the City corporate yard on Airport Road. The facility will accommodate up to 134 dogs, 104 cats and 7 exotics compared to existing facility that can accommodate 32 dogs, 33 cats, and no exotics. The facility promotes adoption and provides City staff sufficient area to manage and shelter animals. The proposed budget for the project is approximately \$4.0 million for building, site improvements, and contingency. Contributions are being received to off-set some of the capital costs.

Multipurpose Athletic Center (MAC):

The Multi-Purpose Athletic Center currently has approximately \$5.7 million in Question 18 (Q18) funds available and current costs for the facility are estimated to be approximately \$8.5 million. The project is 60% designed and plans can be completed to allow the project to proceed when funding allows. The MAC is proposed as a 41,500 square foot recreation and tournament facility. The project includes four high school sized basketball courts that can be reconfigured into two collegiate sized basketball courts. This court arrangement will provide for multi-purpose

recreational uses that include basketball, volleyball, and futsal as well as other non-sport community uses. In addition to the courts, the facility has locker rooms, restrooms, a lobby, administrative offices, storage room, and an elevated walking/jogging track.

A smaller athletic facility could be constructed for the current budgeted amount of \$5.7 million but would not be as functional, not meet city needs for future growth, and would not promote tournament play. The larger facility envisioned would be multi-functional and multi-generational and allow for tournament play which would provide enhanced economic benefits for the city by attracting out of area attendance which would increase sales tax. The design of the facility allows for future expansion.

The Futsal league has grown so large that it is the only league that is run in the Community Center during the winter besides a few hours of Youth Basketball on Saturday mornings. All of the other City leagues, adult and youth, are currently held in the surrounding middle schools.

The City currently offers contract classes that could use more gym time (e.g. Roller Derby), but at this point cannot be accommodated. City staff has hopes of starting a High School Recreation Basketball League, Adult Dodge Ball League, and Youth Dodge Ball League, but at this point, due to limitations on space, these programs are not feasible. If the full size MAC is built, all of these programs would be possible. Currently all of the City's indoor programs are healthy and strong, but they are at their maximum capacity given the space provided. With the new facility, the City would have significant room for growth or additional programming.

Funding Summary:

Pursuant to NRS 377B.160(3), the one-eighth-percent sales tax may only be used for the construction of certain public infrastructure projects including streets and sidewalks, recreation facilities, public safety (e.g. animal control) or judicial facilities, water or wastewater facilities, flood control projects, schools, or cultural facilities. The one-eighth-percent sales tax may not be used for operation or maintenance costs, with the sole exception of floodplain facilities management or solid waste disposal facilities.

To use the one-eighth-percent sales tax the Board must adopt an ordinance to implement the tax along with a Plan of Expenditure. The ordinance adopting the sales tax must specify the date of imposition of the tax, the specific purpose of the tax, and that the tax will remain as necessary so as to not impair any outstanding bond payments or other obligation which is payable from the tax. The tax cannot exceed one-quarter percent, has to be in one-eighth-percent increments and, since one-eighth percent has already been used to fund a portion of the construction of the V&T Railroad, only one-eighth percent remains. The law requires that the governing body develop a plan of expenditure and specify the projects within the plan that are proposed to be constructed.

The City can issue bonds or other obligations to fund the capital needs of the projects. The projects can be financed with bonds and/or other obligations that are secured in whole or in part with a pledge of the sales tax revenues. It is anticipated that bonds would not be issued immediately upon implementation of the sales tax since initial construction would not begin for approximately a year after implementation. Funds for the first year of about \$0.5 million from the tax would be used for project planning and design costs. It is anticipated that two bond issues could be issued to support the projects. An initial bond of approximately \$12.0 to \$15.0 million would be to support the first round of projects followed a few years later with a bond of approximately \$2.0 to \$3.0 million or greater, depending on available bonding capacity, would

support the next round of projects. Funding for the balance of the corridor program could possibly be paid with revenues on a pay as you go basis.

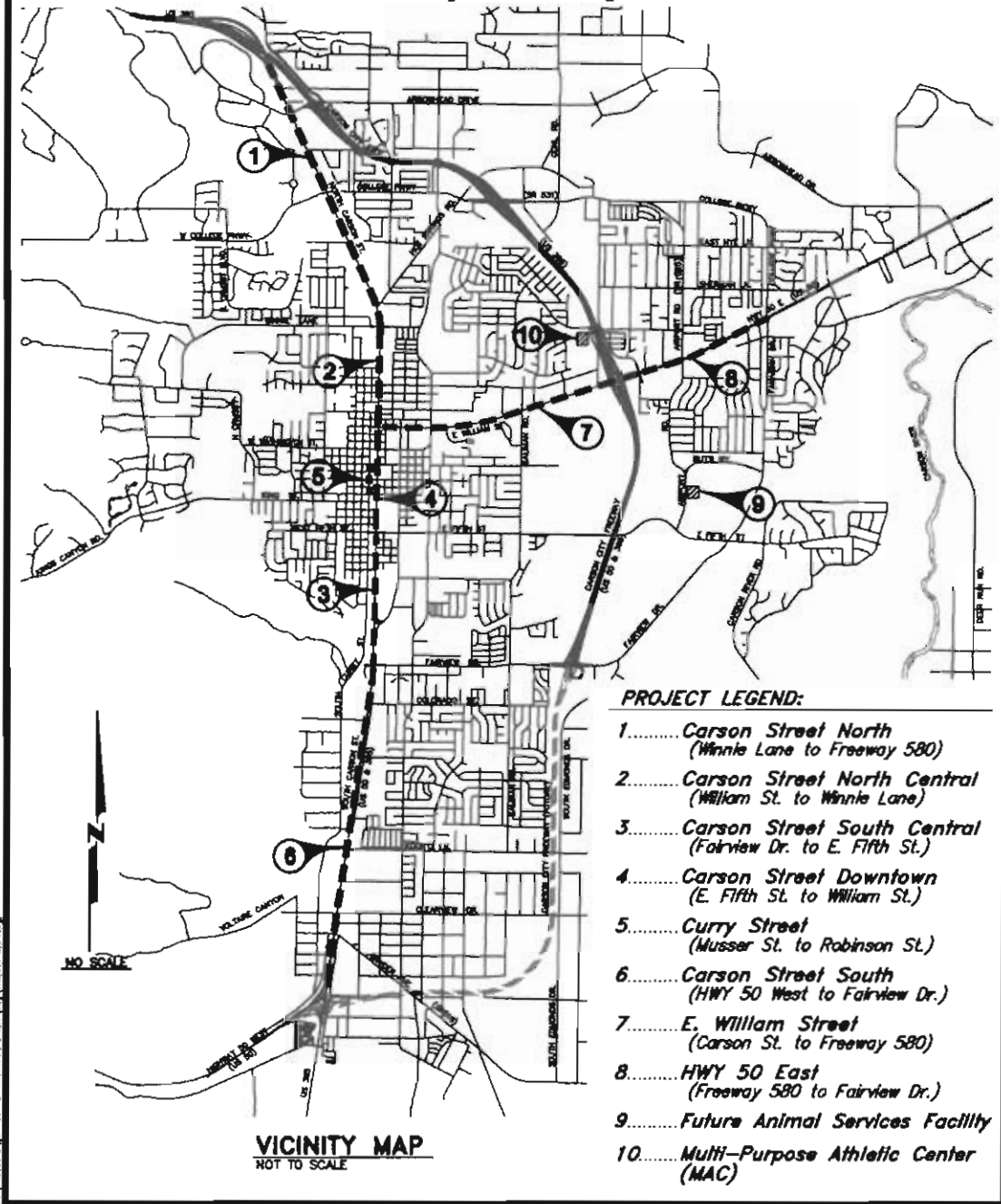
Overall funding through the one-eighth-percent sales tax would be approximately \$11 million for the corridors and downtown, approximately \$4 million for the Animal Services Facility, and approximately \$2.8 million for the Multi-Purpose Athletic Center. By timing expenses, utilizing bonds, and using additional available funds from Grants the overall total for the projects are estimated to cost approximately \$30 million. The projects will be designed to the available level of funding and will be designed to be added to in the future as funding through additional grants and sources become available. The majority of the anticipated Public Works portion of the funding is contained in current capital programs in Stormwater, Water, Sewer, and Streets Divisions for replacement and improvements.

Should the Board of Supervisors proceed with the process to implement the sales tax for these projects and then implement the tax, staff would then work closely with the applicable stakeholders to develop detailed plans that can be implemented within budget constraints. Significant design work has already gone into the MAC and the Animal Services Facility, but staff is waiting for a decision on funding to proceed with the detailed corridor design work. Only concepts and ideas have been discussed, to date. City staff would work closely with the property owners and businesses along the commercial corridors to develop final plans.

City management anticipates that a City employee would be designated to oversee the one-eighth-percent sales tax project expenditures. The Board of Supervisors may also consider the creation of a public oversight committee—similar to that done for water and sewer rates—to ensure expenditures are made in accordance with the plan.

The sales tax of one-eighth percent is estimated to cost an average family approximately \$12.50 per year. It is estimated that about 40% of the overall tax is paid by nonresidents and 60% by city residents.

Carson City Corridor & Facility Projects



Carson City 1/8th-Cent Sales Tax Project Cost Summary

Project	TOTAL PROJECT COST	PROJECT FUNDING		
		1/8th CENT SALES TAX PROJECT FUNDS	GRANTS & OTHER FUNDS **	NOTES
Animal Services Facility	\$4,000,000	\$4,000,000		Not including other contributions
Multipurpose Athletic Center	\$8,500,000	\$2,800,000	\$5,700,000	\$5.7 mil. Existing Q18 Funding
Corridors (by segment below) *	\$17,144,000	\$11,085,000	\$6,059,000	
Totals:	\$29,644,000	\$17,885,000	\$11,759,000	
Street Segment				
1-Carson St. North (Winnie to Freeway I-580)	\$1,403,000	\$1,133,000	\$270,000	
2-Carson St. North Central (Winnie to William St.)	\$665,000	\$500,000	\$165,000	Future Landscaping Costs \$206,000
3-Carson St. South Central (E. Fifth St. to Fairview)	\$290,000	\$245,000	\$45,000	Future Landscaping/Linear Park Costs \$743,000
4-Carson St. Central (E. Fifth St. to William St)	\$6,950,000	\$6,950,000	\$0	
5-Curry Street (Musser to Robinson)	\$612,000	\$612,000	\$0	
6-Carson St. South (Freeway I-580 to Fairview)	\$6,047,000	\$1,039,000	\$5,008,000	NDOT Contribution and Grants Future Landscaping/Linear Park Costs \$1,844,000
7-William St. (Carson St. to Freeway 580)	\$567,000	\$346,000	\$221,000	Future Landscaping Costs \$438,000
8-HWY 50 East (Freeway 580 East to Fairview)	\$610,000	\$260,000	\$350,000	Future Landscaping Costs \$406,000

* Excludes Public Works funds for water/sewer line replacement, stormwater improvements, and pavement rehabilitation, that are included in the current five-year Capital Improvement Program.

** Grants have been estimated conservatively and likely will be obtained at much higher levels.

<p>Grant Programs RTP - Recreation Trail Program LWCF - Land & Water Conservation Fund SNPLMA - Southern Nevada Public Land Management Act TS - Traffic Safety TAP - Transportation Alternatives Program CDBG - Community Development Block Grant</p>
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**MULTI-PURPOSE ATHLETIC CENTER (MAC)
PROPOSED OPERATIONS BUDGET**

BUDGET

Expenses

Supplies and Equipment	\$ 10,000
Contractual Services inc. Custodial	\$ 48,500
Utilities	\$ 90,000
 Total	 \$148,500

Revenues

City Support**	
A. General Fund	\$ 57,300
B. Quality of Life Maintenance	\$ 40,000
Boys & Girls Club	\$ 20,000
Adult & Youth fees @ \$5/participant	\$ 9,000
Sports Tournaments & Rentals	\$ 10,200
Contracted Classes	\$12,000
 Total	 \$148,500

General Fund support: 38%

**** As sales tax revenues increase, funding from the Quality of Life Fund would also increase, decreasing the General Fund support.**

Animal Services Facility Costs

As part of the workshops several comments were made that the Animal Services facility costs were too high, stated as being over \$400 per square foot. The building construction costs are actually about half that. The total animal Services Facility budget consists of four parts:

1. Owner managed, which is for furnishings, equipment, etc. at \$497,820.
2. Site Development, which is for site work including paving, utility connections, etc. at \$731,090.
3. Building construction, which is \$2,240,868 or \$205 per square foot.
4. Contingency, at \$430,222.

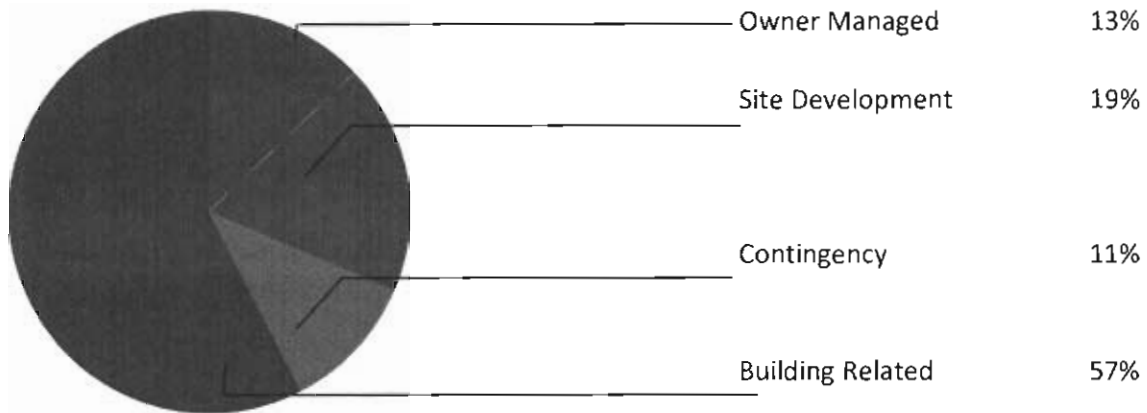
Total \$3,900,000.

A breakdown of the budget is attached identifying each main component of this specialized project. When the Animal facility costs are compared to recently budgeted buildings, the square footage costs are in line with the current construction market and building purpose. For example, the Vehicle Maintenance Building Addition has a \$180/sf budget and the Big MAC building \$225-240/sf budget.

The Animal Services Building includes special components such as increased air handling for better ventilation, a clinic for spay/neutering and surgery with stainless steel services for disease control, much like any modern veterinary clinic, and special drainage systems also for disease control. These are absolutely necessary in a modern animal services facility. This facility requires much more than just cages in a generic building to provide the necessary services.



BDA Architecture, P.C.
Design Learned, Inc.
Bowling Mamola Group
Carson City Animal Services
Project Budget Analysis - 7-17-12



Budget Allocation

OWNER MANAGED	497,820
SITE DEVELOPMENT	731,090
BUILDING RELATED	2,240,868
CONTINGENCY	430,222
TOTAL BUDGET	\$ 3,900,000

Owner Managed Costs \$497,820

Business Systems	\$42,000
Phone, video, audio	20,000
IT systems, consultants	9,000
Security systems	7,000
Signage	6,000
 Furniture, Fixtures, Equipt.	 \$377,820
Furnishings	21,747
Appliances	27,000
Runs/Cages/Vet. Stainless	329,073
 Project Development	 \$70,000
Impact fees	0
Utilities/meters	70000

Occupancy Costs	\$8,000	
Furnishings / Equip. Installation	5,000	
Moving, printing	3,000	
<u>Site Development Costs</u>		\$ 731,090
Survey / Civil Engineering/ CM fees	150,000	
Site Improvements	581,090	
grading/drainage/earthwork		
municipal improvements		
parking/paving/lighting		
fences, retaining walls, enclosures		
landscaping		
<u>Building Related Costs</u>		\$ 2,240,868
Architect / Engineering fees	197,818	
Architectural Fees	94,264	
MEP Eng fees	49,900	
Structural Eng fee	11,000	
Engineering Coordination	32,328	
Interior Design	10,326	
Building Construction Costs	2,043,050	
11446 sf Heated(175/sf)	2,003,050	
1500 sf Carport(lump sum)	40,000	
Contingency		\$ 430,222
Carson City Animal Services Total Budget		<u>\$ 3,900,000</u>

Carson City
Annual Maintenance Costs for Corridors and Downtown Projects

Carson Street - North (Winnie Lane to Freeway 580)	\$26,700
Carson Street - North Central (Winnie Lane to William Street)	\$7,200
Carson Street - South Central (East Fifth Street to Fairview Drive)	\$26,800
Carson Street - Central (East Fifth Street to William Street)	\$47,500
Curry Street - Central (Musser Street to Robinson Street)	Included Above
Carson Street - South (Highway 50 West to Fairview Drive)	\$88,600
William Street - East (Carson Street to Freeway 580)	\$40,300
Highway 50- East (Freeway 580 to Fairview Drive)	\$13,700
Total	\$250,800

Based on Conceptual Plans

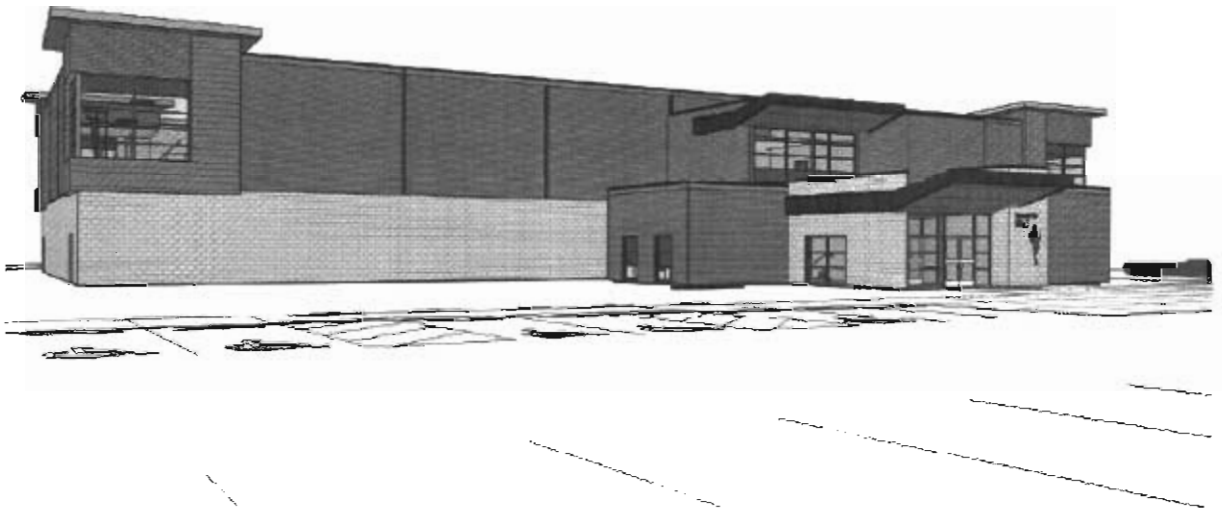
It is anticipated these ongoing maintenance costs will be funded through the establishment of a business improvement district or other funding approach within each corridor section.

Annual Maintenance Costs for Animal Services Facility

It is believed that the maintenance and operations costs for the Animal Services Facility will be absorbed into the existing Animal Services budget. Any increased line item costs incurred by the new facility should be offset by the reduced building maintenance costs compared to the existing facility.

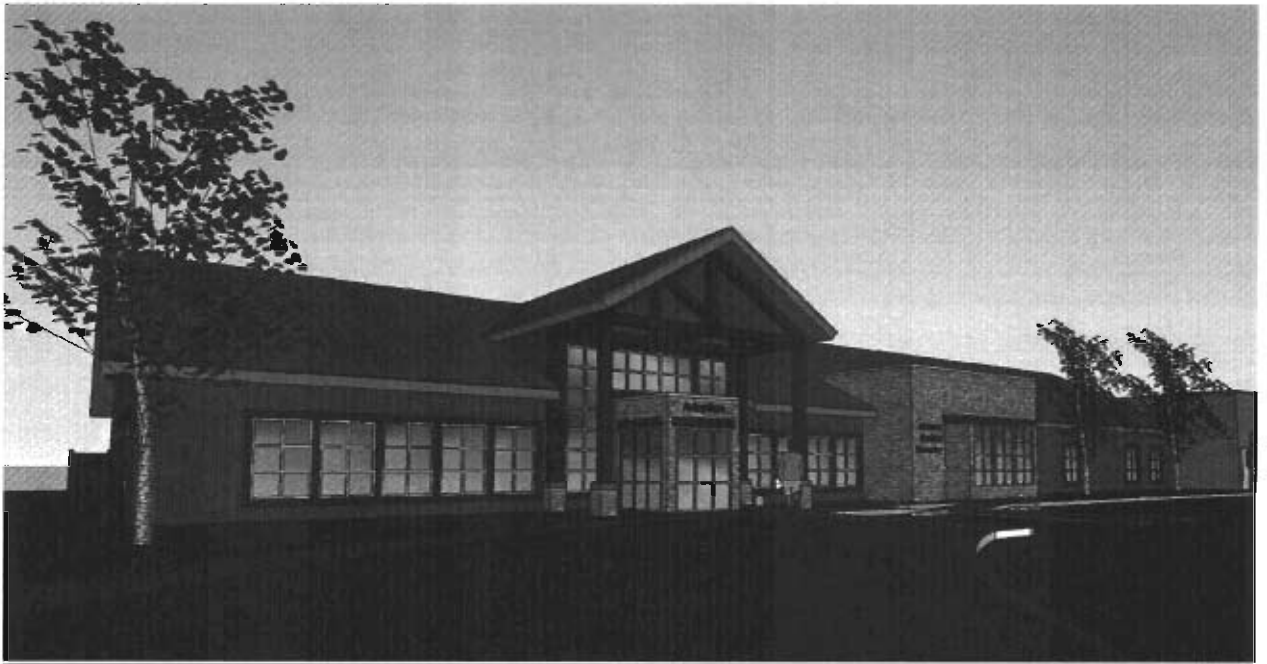
Multi-Purpose Athletic Center (MAC) Fact Sheet

- Total project cost: \$8.0 - \$8.5 million.
Q18 funds available for the project: \$5.7 million
Estimated sales tax funding: \$2.3 - \$2.8 million
- Approximately 41,500 sq. ft., with two (end to end) NCAA-size basketball courts, overlaid by four high school size basketball courts, or four volleyball courts, or up to four youth futsal courts or two adult courts. Includes a suspended walking/jogging track one-tenth of mile in length, men's and women's locker rooms, and administrative offices.
- The project will provide recreation, leisure, sports and social opportunities for all demographics within Carson City including youth, teens, adults, seniors and families.
- The proposed location next to the Boys & Girls Club of Western Nevada affords a unique synergistic and collaborative partnership opportunity to expand programs for our community's youth.
- A multi-use gym was a high priority with the passage of the Quality of Life Initiative (Q18) in 1997. The MAC will fulfill this priority.
- The need for an indoor recreation facility was identified as an important need in Carson City and was included as an implementation priority in the Parks and Recreation Master Plan that was adopted by the Board of Supervisors in 2006.
- The lack of indoor recreational facilities was identified as the area of least satisfaction by respondents of the City's Public Opinion survey conducted with the Parks and Recreation Master Plan. Sixty-four percent of the respondents said that they were not satisfied or not at all satisfied with the current with the present number of indoor recreational facilities.
- The Parks and Recreation Department has maximized the use of both city owned facilities and school district facilities for their programs and there is little room for future growth and expansion.
- Design work has already been done on the MAC (60% design) in anticipation of using the Q18 funds to complete the project.



Animal Services Facility Fact Sheet

- Animal Services' Facility will replace the existing shelter, which was built in the early 1960s and has many structural deficiencies;
- The Proposed building –
 - Is 10,955 square feet on 1.6 acres located on the southwest corner of the City's Corporate Yard on Airport Road;
 - Can accommodate up to 134 dogs, 104 cats, and 7 exotics compared to existing facility which can accommodate 32 dogs, 33 cats, and 0 exotics;
 - Will have adoption play area spaces, and a spay/neuter clinic;
 - Will have 2 corrals for large animals with 25' x 25' metal covers;
- Will promote adoption;
- Provides Animal Services' staff with sufficient area to manage and shelter animals;
- Proposed budget is approximately \$4.0 million for the building, site improvement, and contingency;
- Contributions are currently being received to offset some of the capital costs and reduce the amount funded through the proposed sales tax –
 - CASI - \$82,000,
 - New Building Fund - \$37,000.



Corridor Improvement Projects Fact Sheet

- Total project cost: Approximately \$17 million.
Estimated sales tax funding: \$11 million
- The street corridor projects are designed to improve each corridor segment by: 1) enhancing business access; 2) increasing safety through lighting and roadway improvements; 3) improving pedestrian access and connectivity; 4) adding bike lanes; and 5) enhancing aesthetics through parkway landscaping and streetscape improvements.
- The improvements would be made in an effort to make the corridors more inviting to the public and thereby increase the attractiveness of the local businesses located along the corridors, which will increase the City's economic vitality.
- Downtown – The downtown corridor segment will be developed generally in accordance with the Downtown Envision Plan prepared in 2006 and extended along the corridor from Fifth Street to William Street. Wider sidewalks will be constructed allowing business access to the area for outside seating for cafes, displays, and public events.

Another component of the downtown project will include improvements to Curry Street from Musser to Washington and include improved parking, improved pedestrian access, street furniture such as benches, themed lighting, and directional signage.

- North Carson Street – The northern portion of this project, north of Winnie Lane to the I-580 Freeway, will include street frontage and storm water improvements, street lighting for safety, and landscaping the existing traffic islands. In addition, it is proposed to develop an urban streetscape environment from Winnie Lane to William Street. This phase will include new themed street lighting for safety, improved pedestrian street crossings, and urban site amenities including benches, waste receptacles, business district signage, and a possible landscaped roundabout at Carson Street and William Street. The North Carson Street corridor may be developed in phases depending on funding availability.
- William Street and Highway 50 East – The segment from Carson Street to the Freeway interchange will include street frontage and storm water improvements, new themed street lighting, urban site amenities including benches, waste receptacles, and business district signage; wide concrete sidewalks; and street frontage landscaping.

The segment from the Freeway interchange to the College Parkway and Fairview Drive intersection will include street frontage and storm water improvements, wide concrete sidewalks, multi-use path improvements, street lighting for safety, landscape planting beds, and greenbelt landscaping along the existing multi-use path. The William Street corridor may also be developed in phases depending on funding availability.

- South Carson Street – The South Carson Street corridor is divided into two segments, Segment 1 from Fifth Street to Fairview Drive and Segment 2 from Fairview Drive to the proposed new I-580 freeway. The Segment 1 improvements include signage, street lighting, and pedestrian connections, as well as a possible landscaped roundabout at Stewart Street. A significant storm drain project is planned for this segment and this corridor project would be coordinated with the storm drain project to take advantage of the storm drain capital investment planned to allow for better utilization of available funding.

Segment 2 will be done once the freeway is completed and will include reducing the six-lane street to four lanes with left-turn lanes. Landscaped medians would be added along with parkway improvements, street lighting for safety, pedestrian walkway improvements, bike lanes, frontage business access improvements, signage and other street improvements. The Nevada Department of Transportation is required to make some roadway improvements in the corridor pavement section before relinquishing the right-of-way to the City so an opportunity for jointly pursuing overall corridor improvements with the City will be pursued.

- Upon approval of the Plan of Expenditure for the 1/8th-cent sales tax, additional public meetings will be held to discuss more detailed project design ideas for each corridor segment and the downtown to address a wide range of business and community needs. Each project will individually be approved by the Board of Supervisors before the project proceeds.
- It is expected that businesses and/or property owners will form business improvement districts or some other mechanism to pay for ongoing maintenance of the landscaping for the various corridor segments once they are completed.

Case Studies *

While economists cannot predict the precise benefits of "Main Street" projects and results may vary on a case-by-case basis, some lessons can be learned from the results of similar projects. The following case studies of recent streetscape and pedestrian improvement projects are from a recent economic analysis for potential US 50 improvements through Stateline, Nevada.

Livermore, CA

- Commercial property vacancy rate decreased from 26% to 9%
- Annual retail sales grew by 15% (during a period when statewide sales declined by about 10%)
- \$55 million public investment spurred more than \$112 million in private investment

Sutter Creek, CA

- Hotel Transient Occupancy Tax increased by 45% from 2005 to 2008

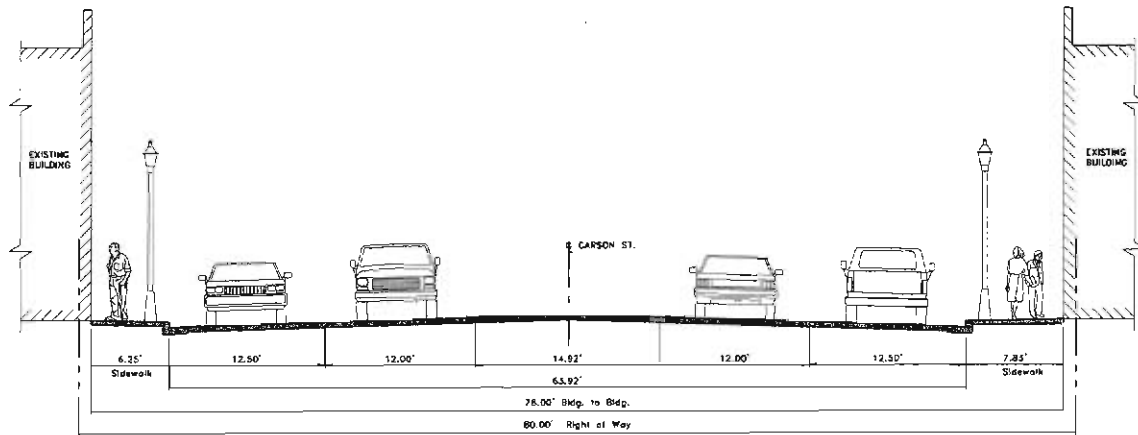
Lancaster, CA

- Within a couple of years, the \$41 million public investment "resulted in more than \$270 million in economic output, ... and more than \$13 million in state and local revenues."
- Property values in the area rose by 10% at a time when the rest of the city saw a decline of 1.25%

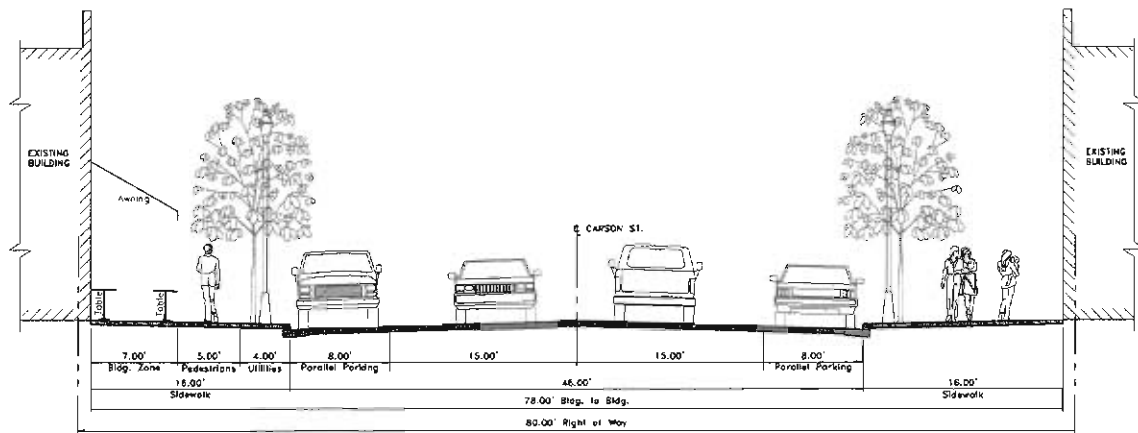
Lodi, CA

- Experienced a "30% increase in downtown sales tax revenues resulting from the retrofit of five main street blocks in which sidewalks were widened, curbs were bulbed out at intersections, gateway features were constructed, and trees, lighting, benches, and other streetscape amenities were added."

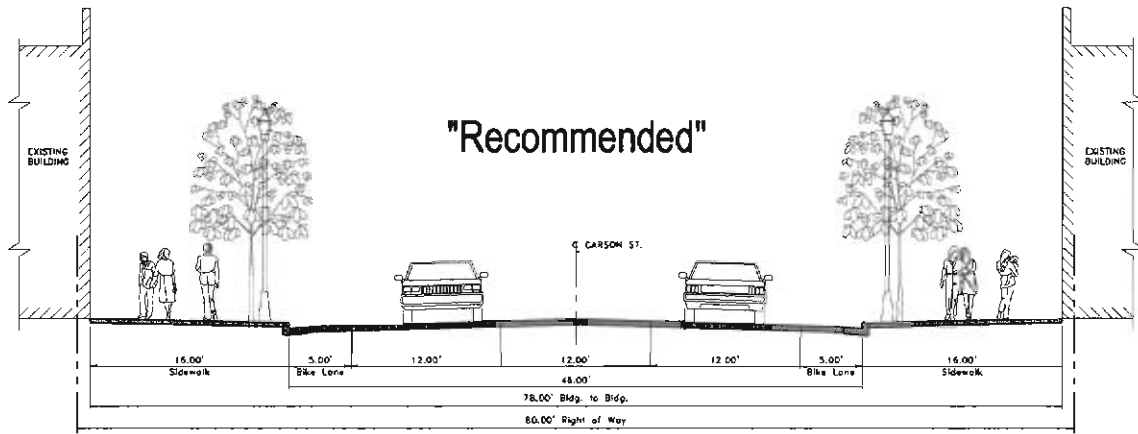
* Source: *Economic Analysis of the US 50/South Shore Community Revitalization Project, Draft Report, March 1, 2013* (prepared by Economic and Planning Systems, Inc.)



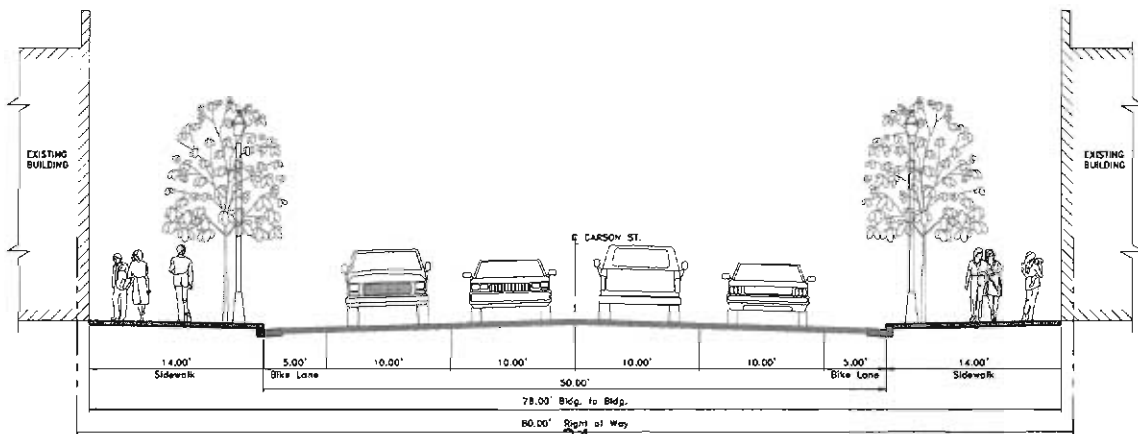
EXISTING ROADWAY SECTION ①



SHARED LANES WITH PARALLEL PARKING ②
(Left Turn Lanes Provided at Signals)



SINGLE LANE WITH CENTER LEFT TURN LANE & BIKE LANES ③



TWO LANES NORTH/SOUTH WITH BIKE LANES ④

Carson Street – Downtown Plan

PRO's

CON's

Scenario #1 – Existing Roadway Section

- Highest Traffic Capacity
- Accommodates Emergency Vehicle Access
- Least Pedestrian Safe/Friendly
- Least Bike Friendly
- No Outdoor Dining Space
- Small Sidewalk
- No Transit Stops or Loading Zones
- No Parking

Scenario #2 – Shared Lanes With Parallel Parking

- Business Parking
- Usable Sidewalk Space
- Accommodates Shared Lane/Bike Access
- Parking Buffer for Pedestrians
- Most Pedestrian Safe/Friendly
(Least Ped Crossing Distance)
- Outdoor Dining Spaces
- Improved East/West Traffic Flow
- Accommodates Transit Stops & Loading Zones
- Least Traffic Capacity
- Least Accommodating for Emergency Vehicles
- Left Turn Lanes Only at Signalized Intersections

Scenario #3 – Single Lane With Center Left Turn Lane & Bike Lanes

- Traffic Capacity Similar to Scenario #4
- Turn Lanes Maintained at All Side Streets
- Bike Friendly (Dedicated Lanes)
- Usable Sidewalk Space/Dining
- Improved East/West Traffic Flow
- Most Pedestrian Friendly
- Accommodates Emergency Vehicles
- Reduced Traffic Capacity
- No Parking
- No Loading Zones/Transit Stops

“Recommended”

Scenario #4 – Two Lanes North/South With Bike Lanes

- Traffic Capacity Better Than Scenario #2
- Usable Sidewalk Space
- Bike Friendly (Dedicated Lanes)
- Accommodates Emergency Vehicles
- No Parking
- No Loading Zones/Transit Stops
- Traffic Capacity No Better Than Scenario #3
(Due to No Turn Lanes)
- Not as Much Sidewalk Space
- Reduced Travel Lane Width

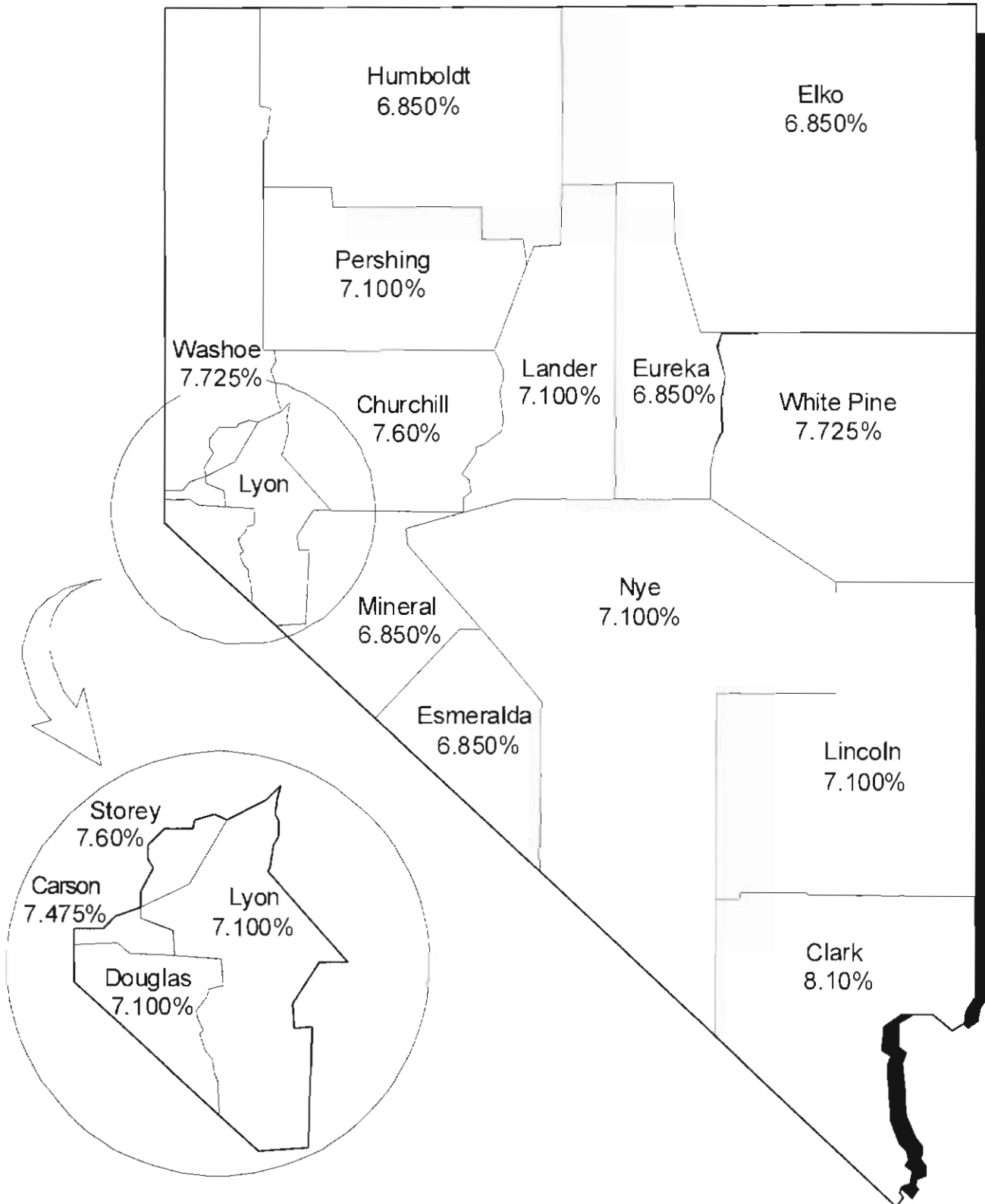
Carson City, Nevada
General Obligation (Limited Tax)
1/8 Cent Infrastructure Sales Tax Bonds
Cash Flow Analysis

Fiscal Year	Beginning Balance (A)	1/8 Cent Sales Tax (B)	Sales Tax Growth Rate (C)	Debt Service			Bond Proceeds (G)	Capital Expenditures (H)	Cash Flow (I) = B + F + G + H	Ending Balance (J) = A + I
				2015 Bonds (D)	2018 Bonds (E)	Total (F) = D + E				
2015	0	1,000,000						(310,000)	690,000	690,000
2016	690,000	1,020,000	2.00%	(1,000,563)		(1,000,563)	14,500,000	(7,156,500)	7,362,938	8,052,938
2017	8,052,938	1,040,400	2.00%	(998,975)		(998,975)		(8,022,500)	(7,981,075)	71,863
2018	71,863	1,061,208	2.00%	(999,425)		(999,425)		(40,000)	21,783	93,646
2019	93,646	1,082,432	2.00%	(999,125)	(223,648)	(1,222,773)	2,800,000	(2,356,000)	303,659	397,305
2020	397,305	1,104,081	2.00%	(998,050)	(223,648)	(1,221,698)			(117,617)	279,687
2021	279,687	1,126,162	2.00%	(1,000,488)	(223,648)	(1,224,136)			(97,973)	181,714
2022	181,714	1,148,686	2.00%	(1,001,938)	(223,648)	(1,225,586)			(76,900)	104,814
2023	104,814	1,171,659	2.00%	(1,001,613)	(223,648)	(1,225,261)			(53,601)	51,213
2024	51,213	1,195,093	2.00%	(1,000,175)	(223,648)	(1,223,823)			(28,730)	22,483
2025	22,483	1,218,994	2.00%	(1,002,575)	(223,648)	(1,226,223)			(7,229)	15,254
2026	15,254	1,243,374	2.00%	(998,550)	(223,648)	(1,222,198)			21,176	36,430
2027	36,430	1,243,374	0.00%	(998,250)	(223,648)	(1,221,898)			21,476	57,907
2028	57,907	1,243,374	0.00%	(1,001,388)	(223,648)	(1,225,036)			18,339	76,245
2029	76,245	1,243,374	0.00%	(997,638)	(223,648)	(1,221,286)			22,089	98,334
2030	98,334	1,243,374	0.00%	(998,138)	(223,648)	(1,221,786)			21,589	119,923
2031	119,923	1,243,374	0.00%	(1,001,613)	(223,648)	(1,225,261)			18,114	138,037
2032	138,037	1,243,374	0.00%	(998,775)	(223,648)	(1,222,423)			20,951	158,988
2033	158,988	1,243,374	0.00%	(998,750)	(223,648)	(1,222,398)			20,976	179,964
2034	179,964	1,243,374	0.00%	(1,002,350)	(223,648)	(1,225,998)			17,376	197,340
2035	197,340	1,243,374	0.00%	(999,300)	(223,648)	(1,222,948)			20,426	217,767
2036	217,767	1,243,374	0.00%	(999,875)	(223,648)	(1,223,523)			19,851	237,618
2037	237,618	1,243,374	0.00%	(1,002,388)	(223,648)	(1,226,036)			17,339	254,957
2038	254,957	1,243,374	0.00%	(997,888)	(223,648)	(1,221,536)			21,839	276,795
2039	276,795	1,243,374	0.00%	(1,001,663)	(223,648)	(1,225,311)			18,064	294,859
2040	294,859	1,243,374	0.00%	(998,138)	(223,648)	(1,221,786)			21,589	316,448
2041	316,448	1,243,374	0.00%	(997,600)	(223,648)	(1,221,248)			22,126	338,574
2042	338,574	1,243,374	0.00%	(997,900)	(223,648)	(1,221,548)			21,826	360,400
2043	360,400	1,243,374	0.00%	(1,000,500)	(223,648)	(1,224,148)			19,226	379,627
2044	379,627	1,243,374	0.00%	(1,000,100)		(1,000,100)			243,274	622,901
2045	622,901	1,243,374	0.00%	(1,001,700)		(1,001,700)			241,674	864,575
				(\$29,995,425)	(\$5,591,201)	(\$35,586,626)	\$17,300,000	(\$17,885,000)		

Carson City - All Governments
 Consolidated Tax Distribution Projections-First Tier

	FY 07-08 Actual	FY 08-09 Actual	FY 09-10 Actual	FY 10-11 Actual	FY 11-12 Actual	FY 12-13 Actual	6 Year Average Increase	Budgeted FY 13-14	Estimated FY 13-14
1) BCCRT	4,631,252	3,938,258	3,444,889	3,657,317	3,803,805	3,986,046		4,102,965	4,105,499
BCCRT Growth Rate	5.38%	-14.96%	-12.53%	6.17%	4.01%	4.79%	-1.19%	2.93%	3.00%
2) SCCRT									
SCCRT Distribution	15,405,900	13,013,084	11,303,892	12,184,791	12,851,944	13,448,525		14,084,203	14,061,943
	5.67%	-15.53%	-13.13%	7.79%	5.48%	4.64%	-0.85%	4.73%	4.56%
3) Cigarette Tax	335,725	284,956	256,605	245,994	233,779	234,830		245,484	208,852
	-23.06%	-15.12%	-9.95%	-4.14%	-4.97%	0.45%	-9.46%	4.54%	-11.06%
4) Liquor Tax	70,341	62,642	66,852	68,952	71,502	69,920		71,672	72,417
	10.78%	-10.95%	6.72%	3.14%	3.70%	-2.21%	1.86%	2.51%	3.57%
5) RPTT	278,586	221,590	248,613	190,055	225,082	266,976		227,854	299,844
	-32.25%	-20.46%	12.20%	-23.55%	18.43%	18.61%	-4.50%	-14.65%	12.31%
6) MVPT	2,721,069	2,449,059	2,156,521	1,939,045	1,830,086	1,817,628		1,833,691	1,886,616
	13.94%	-10.00%	-11.94%	-10.08%	-5.62%	-0.68%	-4.06%	0.88%	3.80%
Consolidated Tax	<u>23,442,873</u>	<u>19,969,589</u>	<u>17,477,372</u>	<u>18,286,154</u>	<u>19,016,198</u>	<u>19,823,925</u>		<u>20,565,869</u>	<u>20,635,171</u>
	5.25%	-14.82%	-12.48%	4.63%	3.99%	4.25%	-1.53%	3.74%	4.09%
Distribution to Carson City (already netted SCCRT)									20,635,171
Total Projected Consolidated Tax for Carson City									20,635,171
Carson City-Amount Budgeted in FY 13-14									20,565,869
Inc (Dec) in Consolidated Tax in FY 13-14 vs. Budget									69,302
Carson City - Amount of CTX estimated in FY 13-14									20,565,869
Inc (Dec) in Consolidated Tax in FY 13-14 vs. Est.									69,302

COUNTY MAP OF NEVADA



FOR IMMEDIATE RELEASE

Date: January 10, 2014
Contact: Marena Works, Interim City Manager
(775) 887-2100
mworks@carson.org



Public Input Sought On Sales Tax Expenditure Plan

Workshops Set for January 21 and 29

Carson City will hold three public workshops in January to answer questions and solicit comments regarding a proposed plan to implement a 1/8th-cent sales tax to help fund several infrastructure projects. The funds would help pay for a new multi-purpose athletic center, known as the “MAC,” a new animal services facility, and streetscape beautification and safety enhancements along the City’s main commercial corridors and the downtown area.

Two workshops will be held on January 21, 2014, at the Fuji Park Exhibit Hall, 701 Old Clear Creek Road, beginning at 9 a.m. and 2 p.m. A third workshop will be held on January 29, 2014 at the Community Center, 851 E. William Street, beginning at 6 p.m.

The first hour of each workshop will be an open house format when citizens may meet with city staff to ask questions and learn more about individual projects. Open public comments and questions will be taken during the second hour of each workshop. Public comments will also be accepted in writing throughout the entire workshops as well as via email and regular mail for citizens not able to attend. The second hour of the January 29 workshop will be televised on ACCTV, which can be viewed through Charter Cable TV or through the ACCTV website at www.accesscarsoncity.org.

The 41,500 square foot multi-purpose athletic center has been planned for several years, but the City has lacked the funds needed to complete the project. The total athletic center project cost is approximately \$8.0 to \$8.5 million. The city has \$5.7 million in Question 18 parks and recreation funds dedicated to the project. The proposed sales tax would fund the additional \$2.3 to \$2.8

million needed to complete the project.

The athletic center will have two NCAA-size basketball courts overlaid with four high school size basketball or volleyball courts, a one-tenth-mile suspended walking and jogging track, locker rooms, and administrative offices. The facilities would also accommodate indoor soccer.

“The Parks and Recreation Department has maximized the use of both city-owned and school district facilities for recreation programs and there is little room for future growth and expansion,” according to Parks and Recreation Department Director Roger Moellendorf. “The facility will help meet current recreation program demand and allow for some expansion.”

The 11,000 square foot animal services facility will replace the existing shelter, which was built in the early 1960’s and has many structural deficiencies. The new facility would increase shelter capacity and promote adoption. The existing facility can hold up to 32 dogs, 33 cats, and no “exotic” animals. The new facility would be able to accommodate up to 134 dogs, 104 cats, and seven exotics.

The new animal services facility will be constructed on city property at the existing corporate yard on Airport Road. The total facility cost is approximately \$4.0 million, but private donations have already begun to be collected, primarily by the Carson Animal Services Initiative (CASI) non-profit organization, to help offset that cost.

Downtown business organizations and other businesses along the city’s commercial corridors approached the city in 2013 to explore streetscape improvements to retain and attract business to the area. The concern of businesses is that a shift of travel from the local city streets to the soon-to-completed freeway could negatively impact businesses, and the city needs to continue to attract tourists and motorists into the area.

As a result, Carson City staff developed conceptual ideas for corridor improvements. The street corridor projects would be designed to improve each corridor segment by enhancing business access, increasing safety through lighting and roadway improvements, improving pedestrian

access and connectivity, adding bike lanes, and enhancing aesthetics through parkway landscaping and streetscape improvements. The improvements are intended to make the corridors more inviting to the public and thereby increase the attractiveness of the local businesses located along the corridors and increase the city's economic vitality.

Street segments to be improved include all of Carson Street from the north freeway overpass to the future freeway connection at Spooner Junction, William Street from Carson Street to the freeway, and Highway 50 East from the freeway to the Fairview Drive / College Parkway intersection. Improvements would also occur downtown on Carson Street and on a portion of Curry Street in the downtown core.

“Similar streetscape improvement projects across the country have been proven to increase property values and taxable sales for those areas, which leads to increased revenues that help pay for city services for the entire community,” says Community Development Director Lee Plemel. “They also consistently lead to more private investment than the original public investment.”

The overall cost anticipated for all the corridors is approximately \$27 million. An estimated \$11 million of the sales tax revenues would be used towards all the corridor projects, including downtown, with the remainder coming from other transportation, water, sewer, and storm drain replacement improvement funds as well as grant funds. Additional public input would be sought on detailed design elements for each corridor segment prior to the projects proceeding.

According to prior sales tax cost studies conducted for the city, a one-eighth-cent sales tax increase would cost the average household approximately \$12.50 per year. The sales tax would expire once the projects listed in the Plan of Expenditure approved by the city are completed and paid off.

In addition to the workshops, the Board of Supervisors will consider the matter and take public comment at its meeting on February 20, 2014, in the Community Center Sierra Room, when it considers the sales tax expenditure plan. Contact City Hall at 887-2100 or go to www.carson.org/agendas the Friday before the meeting for an agenda and an approximate time

that the matter will be discussed on the agenda.

For more information or to obtain a comment form, go to www.carson.org/carsonplan2014 (#carsonplan2014) or contact the City Executive Offices at 887-2100 or cceo@carson.org.

ATTACHMENTS:

1. Projects locator map
2. Project costs spreadsheet
3. Draft Plan of Expenditure
4. MAC fact sheet
5. Animal services facility fact sheet
6. Corridor improvement projects fact sheet

-END-



One-Eighth-Percent Sales Tax Infrastructure Project Workshop

January 29, 2014
Community Center, Sierra Room



www.carson.org/carsonplan2014

1

Purpose of Workshop

- At the direction of the Board of Supervisors:
 - Allow the public to ask questions of staff regarding the proposed projects
 - Take public input to forward to the Board of Supervisors

www.carson.org/carsonplan2014

2

Proposal

- Implement a one-eighth-percent sales tax to help construct infrastructure projects:
 - Downtown and Commercial Corridor street and pedestrian improvements.
 - Animal Shelter
 - Multipurpose Athletic Center (MAC)



www.carson.org/carsonplan2014

3

Projects

- Animal Shelter
 - Sales tax: \$4.0 million (offset by donations)
 - Total cost: \$4.0 million
- MAC
 - Sales tax: \$2.3-\$2.8 million (remainder from existing funding)
 - Total cost: \$8.0-\$8.5 million
- Downtown & Corridors
 - Sales tax: \$11 million (remainder from existing funding)
 - Total cost: \$17 million

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4

Why is this being considered?

- To improve business environment, increase revenues, and increase property values.
- Taxable Sales comparisons w/ surrounding counties:

	Carson City	Others
- 2006/07 - 2012/13	-%21.4	-%20.4
- 2011/12 - 2012/13	+% 3.1	+% 4.7
- 2013/14 Fiscal YTD	+% 3.1	+%10.2
- Studies show that such improvements have a positive impact on the local economy.
 - %0.125 sales tax costs \$12.50 per \$10,000 taxable sales

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5

Next Steps

- Take public comments & answer questions
 - Use comment sheets
- February 20, 2014:
Board of Supervisors meeting to decide sales tax implementation
 - Comments and survey results will be forwarded to the Board

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6

MEMORANDUM

TO: Lee Plemel, Community Development Director

FROM: Roger Moellendorf

DATE: February 7, 2014

SUBJECT: Cost Estimates for Community Center/Bob Boldrick Theater Improvements

As you know, several comments were made during the January 29, 2014 Public Hearing for the 1/8th cent sales tax regarding arts and culture infrastructure. Comments included that improvements to the Community Center and theater should be added to the “Plan for Expenditure.” One member of the public stated that the city should enact implementation strategies that were listed in the 2006 “Parks and Recreation Master Plan” including expanding theater operations into the gym area once the new MAC is constructed. Actual wording states, “Evaluate the potential to:” and lists several items for consideration. Attached is section 6.95 “Implementation Strategies,” which lists the items that should be evaluated.

Due to the short time line given to develop cost estimates, insufficient information of what improvements to include as well as the potential complexity of the project, staff feels we cannot determine a detailed cost estimate without an architectural study and design. Staff also believes that before developing a design, the Parks and Recreation Department should conduct a thorough public planning process including a comprehensive needs study. As part of the process, the Parks and Recreation Department would recruit the diverse users of our facility, other stakeholders, and the general public. The comprehensive needs study should also include the assistance of design, engineering and construction professionals.

Staff feels that it is premature to make a decision of converting the gym to theater use until there is an opportunity to assess the effect the MAC has on meeting our indoor recreation needs. In addition, the Community Center gym is an important facility for our youth enrichment programs including our Before School program and our Summer Kamp program. The Community Center including the theater is in dire need of capital expenditure investment. Staff has identified almost \$2,000,000 in improvements for the theater and the Sierra Room. Approximately half of this amount has been submitted in the past for capital improvement funding to address deferred maintenance needs. Additionally, many of the identified improvements were part of a previous theater renovation project that was not completed. The lack of a capital budget has been a detriment to funding these projects.

Staff’s best estimate is that infrastructure improvements needed to enhance facilitation of arts and culture activities in the Community Center may be in the range of \$2,000,000 to \$7,000,000. However, we feel a more specific estimate cannot be determined until the planning process/comprehensive study is complete.

- Austin TX (state capital) requires 2% of the estimated cost of new city construction projects be set aside for the arts.
- Salt Lake City UT (state capital) public art program sets aside funds for the commission of artwork for eligible City construction projects to create artwork to enhance public spaces and the design of city buildings, neighborhood parks, fire stations, plazas, Redevelopment Agency projects and other civic amenities.
- In 1992, Reno, NV passed an ordinance setting aside 2% of the construction budget of new public projects for Art-in-Public-Places.

6.9.5 IMPLEMENTATION STRATEGIES

1. Improvements to Carson City's cultural facilities, especially the Bob Boldrick Theater at the Community Center, will greatly improve the efficiency and effectiveness of using the facility and increase the number and quality of events able to be presented there.
2. Commission a schematic architectural feasibility/cost study to determine the true potential and practicality of re-use of the Community Center. Consider improvements both with and without a recreation center to allow relocation of some facilities. Evaluate the potential to:
 - Convert existing exercise (Comstock Room) into dressing rooms and green rooms.
 - Expand the stage/production area by moving the existing gymnasium westward or replacing it elsewhere (maintaining current capacity).
 - Create loading dock/scene shop/storage area servicing existing and proposed theater spaces.
 - Create a black box theater/ City Council chambers/ banquet-evening meeting room/s.
 - Evaluate potential to create an enhanced catering kitchen, television production facilities and additional restroom facilities serving all spaces.
 - If gymnasium conversion is not possible, demolish existing small stage dressing rooms and convert into tall open space for significantly improved staging area.
 - Create improved load-in capabilities.
 - Improve Bob Boldrick Theater seating rake.
 - Remodel large stage dressing rooms for enhanced flow and costume support.
 - Improve/add parking facilities.
3. Implement appropriate recommendations of feasibility study as decision is made about additional recreation center development.
4. Continue collaborative efforts with the BAC and WNCC to fulfill Carson City's cultural facility needs.
5. Utilize the Creative Capital plan to determine future directions for Carson City's cultural and performing arts.
6. Research and prepare a 'Carson Arts' program to be funded through CIP and/or General Obligation Bond funds. Propose the program to the Board of Supervisors.
7. Pursue sharing of an outdoor amphitheater, and its cost, with other potential partners (WNCC, BLM, corporate sponsors, private donors).

6.10 OTHER RECREATION FACILITIES

6.10.1 TENNIS

Currently, there are three parks that offer tennis courts in Carson City (JohnD Winters Centennial Park, Mills Park, and Ross Gold Park). These courts are used by Carson

LOS ANALYSIS	Existing Courts:	13
	Existing LOS:	0.24
	Buildout LOS (if no courts added):	0.17
	Recommended LOS:	0.24
	Additional Courts Needed:	6

1/8 Cent Sales Tax Workshops Written Comment Form Summary

IN FAVOR - SPECIFIC PROJECTS						
Downtown	N Carson	S Carson	E William / Hwy 50	MAC	Animal Services	All Projects
1						
2	X	X	X	X	X	X
3	X	X	X	X	X	X
4	X	X	X	X	X	X
5						
6				X	X	
7	X			X	X	
8					X	
9	X	X			X	
10	X	X	X	X	X	
11	X			X	X	
12	X			X	X	
13					X	
14					X	
15						
16	X			X	X	
17						
18						
19						
20	X	X	X	X		
21						
22	X	X	X	X	X	X
23	X	X	X	X	X	X
24						
25	X	X	X	X	X	X
26	X	X	X	X	X	X
27				X		
28					X	
29	X					
30				X	X	
31	X				X	
32	X	X	X	X	X	X
33				X	X	
34	X	X	X	X	X	X
35	X	X	X	X	X	X
36				X	X	
37	X				X	
38	X				X	
39	X			X		
40				X		
41	X	X	X	X	X	X

IN FAVOR OF AT LEAST ONE PROJECT	AGAINST	UNDECIDED	COMMENTS PROVIDED *
		X	Yes
X			
X			
X			Yes
		X	Yes
X			
X			
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
		X	Yes
X			
	X		Yes
	X		Yes
		X	Yes
X			Yes
	X		Yes
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes

*Any written comments provided will be included separately for review.

1/8 Cent Sales Tax Workshops Written Comment Form Summary

IN FAVOR - SPECIFIC PROJECTS						
Downtown	N Carson	S Carson	E William / Hwy 50	MAC	Animal Services	All Projects
42		x	x	x	x	x
43	x	x	x	x	x	x
44	x	x	x	x	x	x
45	x	x	x	x	x	x
46						
47					x	
48						
49						
50						
51					x	
52				x	x	
53	x	x	x	x	x	x
54					x	
55	x			x	x	
56						
57						
58	x	x	x	x	x	x
59	x	x	x	x	x	x
60						
61	x	x	x	x	x	x
62	x	x	x	x	x	x
63	x	x	x	x	x	x
64				x	x	
65	x				x	
66						
67	x	x	x	x	x	x
68	x	x	x	x	x	x
69	x	x	x	x	x	x
70	x		x	x	x	
71						
72	x	x	x	x	x	
73						
74						
75					x	
76						
77						
78	x		x	x		
79						
80	x	x	x	x	x	x
81	x	x	x	x	x	x
82	x	x	x	x	x	x

IN FAVOR OF AT LEAST ONE PROJECT	AGAINST	UNDECIDED	COMMENTS PROVIDED *
x			
x			Yes
x			
x			Yes
x	x		Yes
x			Yes
	x		Yes
	x		
	x		
x			Yes
x			Yes
x			Yes
x			Yes
x			Yes
	x		Yes
	x		Yes
x			Yes
x			Yes
x			Yes
x			Yes
x			Yes
		x	Yes
x			Yes
x			Yes
x			Yes
		x	Yes
x			Yes
		x	
x	x		Yes
x			Yes
	x		Yes
x			Yes
	x		Yes
x			Yes
	x		Yes
x			Yes
x			Yes
x			Yes

1/8 Cent Sales Tax Workshops Written Comment Form Summary

IN FAVOR - SPECIFIC PROJECTS							
	Downtown	N Carson	S Carson	E William / Hwy 60	MAC	Animal Services	All Projects
83							
84						X	
85						X	
86	X						
87	X	X	X	X	X	X	X
88	X				X	X	
89							
90		X			X	X	
91	X	X	X	X	X	X	X
92						X	
93	X	X	X	X	X	X	X
94	X	X	X	X	X	X	X
95	X	X	X	X	X	X	X
96							
97	X				X	X	
98	X				X	X	
99	X	X	X	X	X	X	X
100	X	X		X	X	X	
101					X	X	
102	X	X	X	X	X	X	X
103						X	
104					X	X	
105						X	
106	X	X	X	X	X		
107	X	X	X	X	X		
108	X	X	X	X	X	X	X
109	X	X	X	X			
110	X		X		X	X	
111	X	X	X	X	X	X	X
112	X	X	X	X	X	X	X
113	X	X	X	X	X	X	X
TOTAL	61	48	46	46	66	78	37
% OF TOTAL	54%	42%	41%	41%	58%	69%	33%

IN FAVOR OF AT LEAST ONE PROJECT	AGAINST	UNDECIDED	COMMENTS PROVIDED *
	X		Yes
X			Yes
X			Yes
X			Yes
X			
X			Yes
X		X	Yes
X			
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
X		X	
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
X			Yes
88	16	9	GRAND TOTAL 113
78%	14%	8%	

One- Eighth-Cent Sales Tax Expenditure Plan Comment Form Responses

IN SUPPORT (71 comments total)

(These comments are from all forms received that indicated support of at least one of the proposed projects)

1. Its about time Carson City did some much needed improvements. The freeway on and off ramp and underpass displays are great, and rest of Carson City deserves the same. Any type of recreational center is good for everyone. Having an animal shelter that is 50 years old is unbelievable and frankly, shameful.

An estimated \$12.50 per year is not an unreasonable request to accomplish these goals, and my understanding is only an estimated 40% of Carson City residents will end up paying this. Doesn't that mean that only 40% of Carson City sales tax is paid by residents? So, our residents are spending their money elsewhere? We need to bring people and keep people here to spend their money, and a beautiful destination city and recreational facilities will do that. We are closer to South Lake Tahoe than Reno is. With the exception of the Peppermill and Atlantis, Reno is an ugly town. Wouldn't you rather have people stay in Carson City than Reno?

I understand Carson City BOS have some reservations about "saving" this proposed tax increase for possible future endeavors, but my felling the time is now. Let's please stop sitting on our hands and DO something.

Carson City is paying "x" amount to bring the sesquicentennial celebration to our city. Isn't the ultimate goal of this to bring the annual state fair to Carson City where it belongs? If we had adequate facilities (MAC), we could do that.

Let's move forward with all of these projects. If there are reservations about the cost of the corridor projects, couldn't wording be included to put a cap on exactly what would be funded? And aren't there grants out there like those that funded the freeway beautification that could fund something of this capacity if the city shows a commitment to it? I vote yes on all projects. (Michael McKenzie)

2. This project has great potential to make downtown Carson more attractive for tourism and increase the quality of life for residents who live downtown or near downtown. More infrastructure and rejuvenating that area will bring economic benefits to business owners as well. (Rebecca Castaneda)
3. This looks like a very good plan, but to avoid traffic congestion I would urge the City to consider making Carson Street one way south between William and Stewart.

Also, the downtown area needs a destination attraction. I think that could be accomplished by creating a youth-oriented Mark Twain attraction which could be associated with our library's collection of Twain memorabilia.

Twain's childhood hometown of Hannibal, Missouri thrives on this kind of history tourism. Carson City being the place where Samuel Clemens adopted the pen name Mark Twain, our area could do something similar.

There is an ideal space to build such an attraction between 4th and 5th Streets directly opposite the Legislature. I believe that such a "Mark Twain Experience" - modeled on Disneyland's Hall of

Presidents - could be partly funded with private money, and could be integrated with the historic Jack's Bar at the corner of 5th and Carson.

Done right, such a project could turn that block into a thriving tourism destination which would synergize well with nearby attractions like Comma Coffee, the Firkin & Fox and Bella Fiore Wines. Allowing the area directly opposite the legislature to remain in such a blighted condition for decades send the wrong message about our community, which can do better.

One more thought - I think we should consider installing a combination flagpole and fountain inside the roundabouts where Carson Street intersects William and Stewart Streets, as is fitting for the north and south gateways to the capitol area. (Rich Dunn)

4. Carson City needs a new animal shelter, period. Carson City has needed a new animal shelter for probably 30 years now. It is embarrassing to me that the capital city, my home, has such a deplorable, decrepit housing facility for our homeless animals. It is also stunning to me that nothing has been done about until recently. My daughter did her senior project on animal welfare. This is how I became aware of CASI. I attended my first meeting in October of 2012, and now I can't stop. The new animal shelter needs to be accomplished. CASI was turned down on its first grant request because the foundation it applied to wanted to see more of a commitment from the City. Approving this sales tax increase will accomplish that.

The MAC building: I have read many articles in the Nevada Appeal about the ongoing discussions and planning for this - where it should be located, should it be a joint venture with the Boys & Girls Club or city owned, etc. My feeling on this is that there is no down side. Recreational facilities, no matter the logistics, are vital to every community. As Larry the Cable Guy says - "Get "r" done."

The "corridor" projects: When I first heard about changing Carson Street to one lane each way I was against it. I even signed a petition against it that I saw at Arby's. But when I attended my first ever Carson City Board of Supervisor meeting in November 2013 and saw the artist renditions of what downtown could look like, I was totally on board. The on and off ramp freeway beautifications are awesome, and every entry corridor of Carson City deserves the same. Carson City needs to be a destination location. I have been to Pearl Street in Boulder, CO and to Ocean Street in Carmel, CA, and these are great places to spend a day. Carson City can do that too. (Linda McKenzie)

5. The 1/8 cent sales tax is a fantastic opportunity for Carson City to fund much needed projects. Of course, of all of these issues, a new animal shelter is most pressing as there are truly lives at stake. Additionally, our community has the desire, and the obligation, to oversee safe and humane handling of homeless, missing, and lost pets.

Of course, Carson City is many things to many people, and a well rounded community is a healthy community. The MAC Building can provide a destination point for athletic teams. Additionally, it promotes fitness, exercise, team play and cooperation...important not only for quality of life, but for wellness. (There are obvious additional economic benefits to this.)

Finally, the corridor and downtown projects are forward thinking and incredibly important. Carson City is charming, beautiful and we have a lot to offer. Our corridors, however, do not present this picture. They are haphazard and messy at best. My husband and I love visiting different towns to shop and dine, and there is no reason Carson City can't be one such town for other people. We need to invest in our community. We need have the courage and maturity to pay for what we want. And of course we need to be smart and disciplined with how we spend the money.

Mistakes from the past don't have to negate future planning. Let's do this right. Please pass the

1/8 cent sales tax for all projects. I'm confident that 5-10 years from now, people will look back and be grateful that Carson City is actually promoting our beautiful area and putting skin in the game. (Lisa Schuette)

6. The Animal Services Facilities as well as the multi-purpose athletic center are need based. The corridor is a want not a need. (Nancy Wasley)
7. The freeway bypass has already impacted Carson City. I believe we need to be proactive in increasing business and visitors to Carson City. This can be accomplished by making it more inviting to exit the freeway and bring in more sports tournaments with the MAC.

The Animal Shelter is a must do. The facility is too small, outdated and even has code violations that can't even be fixed economically if at all.

I urge you to vote for this much needed increase in the sales tax. (Patricia Stewart)

8. This is, to me, the biggest no-brainer proposal in some time. Let's get this done, people. Our city deserves this! (John P. Rutledge)
9. I would really like to have a nice indoor walking path for when it is too cold, hot or windy to walk outdoors. And this location would be fairly close to your excellent senior center on Long St. Perhaps a shuttle could run between the senior center (& senior apts) and there?

I wonder if the street projects would impede traffic and require precious water resources and pose maintenance problems (ie money & hindering traffic for upkeep)? Thank you for your efforts and consideration. (Anna Smith)

10. The downtown project should NOT get the majority of funds nor hold the MAC & animal shelter hostage. Consider making Curry Street a walking promenade and enhance businesses. (Roxanne Duer)
11. Although I am not a resident I frequently shop and dine in Carson City and support the proposed sales tax increase. The current animal shelter is in desperate need of replacement. The facility has been neglected for far too long when one compares it to other city facilities. This sales tax increase would go a long way toward the replacement cost. For the future of the people and animals of Carson City please support this tax increase.
12. Our town desperately needs improvement to draw tourists & residents to our area. I am 100% for a new animal shelter, the existing one is awful & most people I know don't want to go there even though they do prefer to rescue a pet from a shelter. It isn't even a good place for an animal to be. It is very sad. (Jackie & Raymond Zaro)
13. I feel the animal services are very much needed! Also the multi-purpose athletic center will bring a lot of people to our city. (Cecile Critchfield)
14. I support the projects because I think they help make Carson a better tourist destination, a better place to live, and better the economic environment. Without them the City will deteriorate as time goes on. (Fred Jones)
15. Looks like the best way to pay for the projects. (James H. Wheeler, II)
16. The corridors coming into town look fine. Any money to be spent on roads need to go for repairing existing roads that need repair & the taxpayer uses everyday, ie., the southwest corner of Washington & Division has been a washboard for several years. When I talk to the street dept, I'm told there's no money for repair!

As for the animal shelter, a functional facility with caring personnel is more important than a “Taj Mahal” for a building.

Multi-purpose athletic center - how about maintaining existing facilities? The aquatic center needs help (tiles falling off the walls in locker room, new roof, etc) Where’s the money to staff & maintain new buildings? (Rose Stieha)

17. I would like a super MAC built closer to downtown rather than the proposed site next to the Boys & Girls Club. Has any thought been given to closing Carson Street between Robinson & Musser? I would like to see downtown reduced to two lanes AFTER the freeway is completed to Spooner Summit. Could we have a downtown convention center & help the Ormsby House to reopen so the CC can become a destination? (Tammy Hughes)

18. I prefer the recommended plan for Downtown Carson with no parallel parking. I have concerns on the Business Improvement District & how an assessment would be levied & the amount of the assessment. There could also be an equity issue with certain businesses being assessed & others not assessed as they are out of the district.

I believe we should utilize the opportunities with the 580 extension to improve water & sewer infrastructure and pedestrian and bike safety at that junction. I think some of the corridor improvements are interesting. But perhaps too expensive for this time.

I support the proposed improvements for animal services and hope a low cost spay/neuter clinic will be part of the services.

I have no real opinion the MAC. If it is built, I hope seniors will have access to the walking track at little or no cost. As the MAC is close to senior housing, this could be a good benefit for them. (Jeanne Yapple)

19. I want it all! Thank you! (Dana Lee Freund)

20. Board of Supervisors – Please approve this sales tax increase. We have an opportunity to be a part of the solution & move Carson City forward. Let’s invest! (Elaine Bergenheier)

21. I do support the new building for animal services or a refurbished building. BUT my concern is that the dogs, in particular, do not have a truly habitable enclosure now and depending on how long it will take to build a new building, their suffering will continue. Another huge factor is that only a limited number of dogs can be rescued and sometimes no dogs may come into the facility because of lack of room. (Don & Carol Anne Weed)

22. Not sure at this time about the downtown project. (Terri Ford)

23. Regarding the streetscape improvements: in order to encourage investment, there must be investment. The proposed public investment in the streetscapes will provide an environment more conducive to private investment in Carson City. Similar streetscape improvements in other towns have paid off handsomely in increased private investment.

I have a friend, in international business consultant, who formerly lived in Carson City, now lives in Santiago, Chile. On returning to Carson City for a visit a few months ago, he said “I don’t see why anyone would want to move or open a business here. It looks so sad and rundown.”

24. I’m afraid that if we don’t move forward with these projects we won’t be able to compete for the necessary tourist dollars and new business. (Donna Inversin)

25. I am very interested in making sure that new Hwy 50 (south Carson) 580 interchange is safe for pedestrians and bikers.

26. Very informative displays - thanks for hard work. Comments: 1. I like the amphitheatre idea! 2. I'm a farm kid & do love animals but \$4 million for animals people don't want - just not common sense - use the \$4 million for the other projects please. Our home is close to 50 years old. 3. As you all know, it's important to do it "right" & that's hard to discern. 4. Start downtown first - got to get people living downtown - we would. 5. Have more meetings as this progresses, please. (Sharon Wentzlaff)
27. Do it – carefully & paying attention to the details. (Chris Bayer)
28. It is a good initial investment in the future of Carson City. (Victor Honein)
29. I believe that any improvement project (in particular the "Downtown Project") should be considered on what it provides for all the citizens of Carson City and not to appease the whims of a few, vocal, business owners. While I agree that an improved aesthetically pleasing Downtown may be appealing, will that alone increase visitors to the area? Hopefully those with a better sense of business will suggest ideas that can be incorporated into the plan to benefit all Carson City residents. (David G. Knighton)
30. I agree with those that commented that the downtown and Carson Street projects are needed to make Carson City a "destination." I think this fully justifies the minimal tax increase. We need to make downtown a place people want to visit. (Wayne Kinder)
31. I support the downtown revitalization efforts, and support a sales tax to promote those. I work in rural development for the Governor's Office of Economic Development, and right now, cities like Fernley and West Wendover are working on downtown revitalization plans because they recognize the need. Las Vegas is moving forward with downtown economic development as a result of the spur of energy from Tony Hsieh/Zappos. There are also plenty of examples outside Nevada where communities are taking the initiative at the local level to better their communities/quality of life through shared fiscal responsibility, between all the citizens. The bottom line is that Carson City will fall behind without proper investment and planning for a downtown core. Most of the citizens at the town hall, frankly, are older and afraid of change. I've lived in Carson less than a year- and I'm 24. I have a fresh perspective on what other communities are successfully doing and I feel that with a younger perspective I also can what my peers will look for in a community both now, and 10, 20, 30 years down the road.

Think of what's best for your children and grandchildren when it comes to improving Carson's economic position in the State of Nevada. (Rebecca Castaneda)
32. I support the 1/8 cent sales tax to promote improving our downtown and the MAC. Neutral on the Animal Shelter. (Chas Macquarie)
33. I DO NOT support the two-lane project for downtown. Our City is simply too large for this "small town idea." The people that live on the Westside are going to get "dumped" on the residential side streets everyday. This will cost our City so much money (in the long run) in paving costs. Not to mention the people that live on these streets will NOT BENEFIT with all the traffic on their streets. This idea is for small towns like Boulder City that have a population of 20,000 (I think) NOT for Carson City that has close to 3-4 times the population. We do need, however, a new Animal Services Facility. (Kimberly Hancpol)
34. We Carson-City-ites need improved and larger Animal Services facilities - Have needed them for a while. The idea of continuing the center of Carson Street planting is an excellent one. This is needed. Yes on the North Carson Street Project. The South Carson Street Project is NOT a good one. It seems backward moving, that the main street of the State Capitol is one lane. Making wide

sidewalks will not attract more pedestrian traffic. (They are singularly un-crowded except on NV Parade Day) One hopes the Athletic Center proposed will be in the Civic Center (as now) NOT moved to Carson Street.

35. I am concerned that the proposed increase does not mention the Arts. As a 40+ year resident of Carson City, and involved with the Performing Arts for over 20 years, Performing Arts and related facilities have seemed to fall by the wayside. As President of Youth Theatre Carson City, and as a participant in numerous area productions, I see the need for support of the Performing Arts. We have a facility here that with improvement could support larger, more technical productions and allow our Capitol City to have a proper Performing Arts facility. Improvements in the lighting systems, expansion of the backstage area and modifications for the proper loading of sets and equipment would go a long way to enhance the Bob Boldrick Theater at the Community Center. I urge your inclusion of these types of improvements to the Theatre and Performing Arts if this tax increase.
36. I support every item. If the BOS fails to implement this increase, Carson City will wither and die. Please consider the future of this City and fund all of these projects. Thank you for your thoughtful consideration. (Anita Habberfield)
37. Bringing business to Carson City is “necessary” for the viability of our City. The area near the Capitol should be our first focus. We also have our State Museum and Children’s Museum already there. We need to build on what we have in place. Curry is also a known attraction. This alone, could be a successful project by itself. If not done, the “new” freeway will do us in.
- Sports can bring big money and viability to our City as well. It is easy to see its value.
- The Animal Shelter is a necessity due to the deterioration of the building and the small size. Our population has grown and has definitely outgrown this shelter. (Susan D. Price)
38. Provided the 1/8th Cent Tax is removed when project is completed.
- I am not in favor of the downtown “improvements” - need to improve but not as now proposed. Single lane traffic would be a disaster! (Barbara Sweeting)
39. There is no question that Carson City needs an updated, improved, expanded Animal Services Facility. Perhaps all of the proposed projects could eventually be funded from the 1/8 sales tax as funds are available. First- Animal Services Facilities, then the others.
- Our population of 55,000+ people have animals and Animal Services is a necessity-already proven to be needed, no question. Please fund this! (Monique Giron)
40. I will be turning 40 years old this May and have grown-up in this town. I would love to see the downtown project come to life. I love my town, however, am not proud of the current state of our downtown. I choose to meet-up with friends in Tahoe or Reno as a result. We need help here - things need to change. Improvements are required and I am willing to pay a tax increase to help the vision along. We can only benefit from a positive change and improvements. I look forward to the next 40 years here! (Gina Spence)
41. Build it all and make our City pleasant to live in, pleasant to own property in and pleasant for visitors!
42. If Carson City is to be a dynamic, growing community that encourages people to move here, then it needs to update its infrastructure and community services. The Animal Shelter is woefully outdated

and needs to reflect current standards for animal welfare, and what modern people like to see in shelters (eg. "No-Kill," clean, etc.) As Carson's roadways expand, they are not adequate for transporting pedestrians and bicyclists. I'm a bike commuter and these are areas that are just terrifying. Need more paths!! Athletic Center - Yes!! The community needs to provide places for youth (and others of course) to exercise, meet friends, and "hang-out" in a safe environment.

I support the Downtown Project, make this area user friendly. I would support a bike lane with no parallel parking, it makes for a very dangerous situation for cyclists, and for God's sake install speed control tables, bumps, etc. The current speed of 25 mph is rarely observed and less frequently enforced. Other communities I've lived in that have a downtown plaza also strongly enforce pedestrian crossings. I hope this aspect is included in your plan. Traffic sometimes does not stop for pedestrians in crosswalks. If you're going to encourage people to gather downtown, make it safe for them to be there. (Andrea Minor)

43. Please don't remove the planters/dividers from Carson St. They make us "slow down and smell the flowers" and contribute to the hometown feel of Carson City.

Please don't put parallel parking on Carson St. I don't care how long or wide the spaces are, cars still have to open doors and have to pull in and out of traffic. People will still dart across the street wherever they park.

The fact the Parade splits at the planters adds charm to the Parade. As a participant I anticipate the split; as a watcher, I feel like the Parade comes up-close-and-personal, my own private viewing. PLEASE DON'T CHANGE CARSON ST. (Christie James)

44. Already emailed some comments to BOS on 01/29/14.

Look at Truckee's two lane parking on Main St. What a bottleneck mess (round about at far end is better for traffic flow than light at other end) but both bottleneck.

Difficult to park, stop-and-go, some people give up on stopping to shop and keep on driving.

In Carson City we have lots of parking on Curry and side streets. Never a problem to park.

How can we compare VC to CC? VC can accommodate 2 lanes more than we can. Less population and not a thru route.

Lived here 8 years/ 27 years working here.

By the way, I love downtown. My husband and I visit and support many of the eateries and gift shops. We love the Legislature Quad and walk it often, it's lovely. We love that we live in the Capitol City and enjoy downtown as is. Walking end to end (Adele's, rte 50 to Ormsby House) I think it is lovely and quaint. Ha, we moved here from Incline because CC has a community and downtown!! (and we prefer desert to snow! As do our birdogs) I totally support the Shelter. In my opinion it needs to be bigger to accommodate population growth, house dumped animals and encourage adoption, decrease euthanized for space and time limits (not just behavior and health) Whether a new building or retro-fit and existing. (Robyn Orloff)

45. I would strongly encourage the Board of Supervisors to designate a portion of the 1/8 percent sales tax to support the Arts as a part of revitalizing the downtown area. Some funds should be used to upgrade the Community Center - improve the backstage access and improved lighting. The BAC needs a variety of upgrades - improve performance areas, classroom space and the like. No "Community" can thrive without public support of the Arts. We have an array of artists in the

community. Support them. (Dr. Eugene T. Paslav)

46. I feel that the street and downtown projects must be done to bring our city into the future. I have three little kids and we try our hardest to walk around our community and enjoy what we can but get stopped by poor sidewalks or no sidewalks and a lack of pleasant places to walk to. We do spend quite a bit of time near the Capitol, but would love to venture further, window shop, enjoy more cafes if it was more pleasant. In terms of the Animal Services facility, I am saddened that more people do not take greater responsibility for their own animals and feel that more time and money should be put into figuring out how to educate people to be more responsible and how to legally require them to be more responsible. Thank you for the effort and time you all put into presenting these creative plans. I do hope Carson City residents choose the right thing this time. We have such a wonderful location and should have a community that is proud enough to make it look wonderful too! (Martha Wise)
47. The City needs some beautification in order to be a destination. Animal shelter is an overdue project. MAC is a needed facility. By city officials' estimate, sports tournaments bring about \$10m to city coffers annually. If MAC brings 10% more tournaments that the city cannot bring right now this is additional \$1m to city coffers by a conservative estimate. This project by itself more than offset the cost of 1/8th cent sales tax increase. Go do it. (Elie Honeih)
48. I think all of these projects are worthy. I do not see why you are making such a big deal out of 1/8 percent sales tax. I love this community and it deserves these enhancements (Candy Duncan)
49. I mainly support the Downtown project because as it stands, downtown is a ghost town, especially in the evening and at night. I also support the MAC because it helps the quality of life first, and brings more tournaments to the city. Animal shelter is a much needed project. (Abdo Bounader)
50. I like the "recommendation" option for downtown "when" the freeway around Carson is finished. (John Eiche)
51. What's Downtown 20/20?

Would like money to make bike lanes on Coombs Canyon since cyclists seem to think the street is the bike lane and can be a danger and/or in danger.

I am most supportive of N. Carson and animal services projects. I am not against the others but would put these 2 first.

However none address the question of "what do kids/teens have to do?"

Somehow the laws and processes and procedures need to prevent such behavior of the Ormsby House owners and developers. Seems to be a great fraud/sham? In any case they seem to have made much from this town without meeting their responsibilities and finishing that building and opening it for business. Turn it into a condo or retirement condos?

Same comments in regard to "Center" of SW corner of College Parkway & Carson St.

Since we had to stand and talk, it would've been nice of those involved with this presentation had the courtesy to stand as well. (C. Edmund)

52. Our city hasn't grown that much over the years. Why do we need a new Animal Shelter? We need plans to do more unbreeding and maybe some put downs. It will encourage more animals.

Downtown buildings must also be somewhat spruced up. It may be hard because all business

owners don't own the buildings. Need through traffic but room to park in front of the businesses. We've been in hundreds of downtowns driving my 8 ½ years full time on the road for "Best Western" all the vibrant downtowns had a unique look, housing downtown, all buildings with new (not contemporary) looks and plenty of street parking. (Henry Wentzlaff)

53. I feel the businesses on Carson Street should participate in the Projects; they will benefit from whatever is done. Why are there so few businesses left on Carson Street or in Carson Mall? Perhaps a poll on what kind of businesses the citizens of Carson City would like to have would provide some inspiration for anyone wanting to start a business in Carson City.

With our water shortage it is not a good idea to plant anything that needs water.

The Arts in Carson City should be supported, especially the WNC and BAC projects. All public Events, eg. Farmers' Market, skating rink, parades should be supported. Support should be provided by Carson City, AND citizens of Carson City, both physically and financially.

54. I especially support the tax going to help bring the new animal shelter. Without it, this project would take far too long to build (through private fund raising only) (Susan Strating)
55. I attended the workshop on the 29th and sincerely appreciate the efforts of City staff - they did a great job.

I support the tax increase for the above projects with the follow caveat. I feel strongly that the costs for any public project that directly benefits the businesses on Carson Street should be borne, at least in part, by the businesses that benefit directly from these improvements. I am speaking directly to the Downtown and Carson Street projects. This can be accomplished through the creation if a improvement district as provided under NRS 271 or by other means. In my view, this would accomplish fair funding for these improvements through a real public-private partnership. The additional revenue that would result from these bonds can be used to retire the debt sooner -when coupled with the proceeds from the sales tax.

This caveat would not apply to the MAC and animal services facilities as those projects benefit the community at-large.

I encourage City leaders to consider fairness in funding and also to have the courage to pursue these worthwhile improvements for the future of our City, for our children and grandchildren. A vibrant, walkable community with good public facilities is a worthwhile endeavor. I'd pay for that. Thank you and God Bless. (Ken Lambert)

56. All residents of Carson City will benefit from this one eighth of a penny sales tax increase. If we don't give visitors a reason to drive through downtown Carson City they will just use the freeway and bypass Carson City all together.

Additionally, a new animal shelter is not a "nice to have" it is a necessity. We can and should do a better job for the animals that have not found their forever homes and the people that love them.

VOTE YES!!! (Robin Ponte)

57. Carson must move forward and not be allowed to stagnate. All these projects enhance our City's identity and attraction. (Ken Dorr)
58. Carson City is long overdue for a new and updated animal shelter.
59. While I am not a Carson City resident, I do my shopping in Carson City and would like to express

my support for the Animal Services Facilities. This project is receiving financial support as well as volunteer support to assist in bringing this project to completion.

The Multi-Purpose facility will generate needed revenue for Carson City Businesses. (Judy Grenade)

60. We attended the 01/21/14 morning information/comment session at Fuji Park. The corridor projects, as presented, filled us with a sense of renewed excitement for Carson City. How a person dresses reflects on his own sense of self-worth (and perhaps, then, on how he acts) So, too, how we “dress” our city reflects on, and perhaps affects how we feel about ourselves. We will miss the current beautiful downtown median landscaping but look forward to the widened landscaped sidewalks.

We support the “recommended” Downtown Plan (Jackie & Stan Field)

61. I think the project should be scaled back to include just the downtown corridor and the MAC. I attended the Jan 29th information meeting. Many people feel the animal shelter is too “fancy” and overbuilt. You would attract more citizen support for a scaled back proposal with smaller numbers.

Also, the North & South Carson St. & Hwy 50 improvements are perceived to benefit just the adjacent business owners. This also makes it harder to grow support. (Paul Johnson)

62. I support the Multi- Purpose Athletic Center because it includes facilities for indoor track/walking. That is very much needed because of icy streets and sidewalks during the winter time and during the hottest part of the summer.

I would only support the new Animal Services Facility if it is designated no-kill.

Regarding the downtown project, I agree that something needs to be done, but I do not believe the current plans are the answer. Proponents offer case studies in support of the “traffic diet” but there are also many case studies that show this type of design has been the death knell for a downtown district. I agree that traffic should be limited to two lanes but I think Carson Street should be one-way. The other direction could be provided by Nevada Street (to sandwich the proposed Curry promenade) or Stewart Street could easily handle the other direction. Parking issues will have to be solved some way other than curbside. If the idea is an open and inviting downtown, cars parked and parking will detract from the hopefully attractive nature enhanced by wider sidewalks with café space and seating. (Margie Evans)

63. I am a Carson City native and current North Douglas County resident who frequently shops and dines in Carson City thus contributing sales tax revenue for city government operation.

I strongly support the approval and use of increased sales tax only for the construction of the animal services facility. It is the oldest most outdated facility under consideration for replacement. It is also to the best of my knowledge the least expensive. Significantly, to the best of my knowledge, it is the only project on the list that has an organization comprised of individuals and businesses that have made great personal and financial sacrifices to raise funds to aid in defraying the costs of construction. Carson City government should support such efforts as a priority consideration.

I urge city legal and purchasing staff to explore and strongly consider using lease purchase financing to pay for the cost of this project. The state used this process to construct the Bryan Building on Stewart Street several years ago. It allows for a “mortgage type” arrangement to obtain funds now for construction and to repay costs over time using agency budget funds such as rent.

This would provide a stable known budget line item that allows for more efficient budget planning while not depleting large chunks of cash on hand for a “one shot purchase.”

64. Downtown project – a waste of money unless tourists & businesses are brought in.

N, S, E William – not now; only spend money if project will make more money.

MAC Project – will support if it’s large enough to bring in tournaments which will make more money.

Animal Services – can some other site be used? Seems expensive – could agility tracks be included for competitive, money making events? (Paula Cannon)

65. Carson City needs this. It will give tourists and businesses more reasons to come and explore this beautiful place. This cost is reasonable and the value high for impressive plans. (Allen Schnaser)

66. In general I support these projects.

For the future of Carson City and the quality of life, I consider this to be an investment that can provide opportunities and improve the well-being of our Community. Joel Dunn has proven this with the ‘Heads in Beds’ campaign with sports tournaments over the years and shown there are many possibilities for positive results in the future.

Concerns: A concern I’d like addressed is to ensure if the project moves forward, there will be enough money to build the projects as estimated. The MAC has been frustrating because every time it has gone out to bid, the cost has been too high and there are not enough funds to continue. This has spurred several activities including redesigned smaller versions etc. (which cost money) During planning and design, I’d like to see this project address this issue and provide confidence to the community the project will be managed sufficiently.

In addition to the case studies that showed positive results, it’s also important to evaluate case studies of projects that did not produce positive results and understand why.

Its imperative there is adequate funds allocated to the maintenance of these facilities in the future. (Brett Long)

67. This is an impressive plan and I support the project. Carson City needs these improvements. (Diane Schnaser)

68. I would only support the Animal Services Facility if they make it a no kill facility and vastly improve the animal services.

The downtown project should make Carson Street one way north with parking and Stewart Street one way south with parking.

Regarding the arterial radiating out from downtown–William Street, North Carson Street and South Carson Street, let the businesses and tourists taxes cover those costs.

I would be happy to discuss my opinions of this tax- including no cost of living on a fixed retirement income if you wish to call me. (Jack Evans)

69. I support the portion of a 1/8th cent sales tax increase for the Multi-Purpose Athletic Center only.

I believe that our three corridors into the Capitol City need attention, but I am not convinced that spending a portion of a 1/8th cent sales tax increase on the corridors at this time is warranted.

I am very concerned, however, about the proposed “Downtown Project.” A question that has been unanswered and that should be asked of any project requiring expenditure of finances, in this case referring specifically to the Downtown Project, is: What specific unanswered need does the Downtown Project satisfy?

The proponents of the Downtown Project have never answered that question. Yearning for the 1970's, projecting that if motorists are held hostage by one-lane traffic that they would get out of their cars to spend money at businesses that may or may not magically appear on 395, and other fuzzy responses do not answer the question and do not justify raising the sales tax or spending sales tax monies.

A question that has been asked and answered about the Downtown Project provides compelling information: Do the majority of downtown business owners support the Downtown Project? The answer has consistently been No. Only one business owner has pushed aggressively for the Downtown Project, and her arguments have not been informative or backed by hard or otherwise compelling data.

I urge the Board of Supervisors to take a serious look at communities like Boise, Idaho or Bend, Oregon before jumping into an incomplete, incoherent downtown “plan.”

70. After reviewing the plans, I have decided that I am for the 1/8 cent sales tax increase. I believe that we should invest in Carson City’s future, and this is a great way to do so. Please support the tax increase and move forward with these improvement projects.

71. I am in favor of the sales tax increase for capital improvements of 1/8 cent. (Stan Gaworski)

UNDECIDED (8 comments total)

1. Too many combined projects. Downtown Project scenario #4 is the only one of these presented that makes sense to me, at this time. #3 option should only happen along with land use: Development standards for better land use mix needs to accompany the project.

Without incentives to property owners to effect a better mix of businesses, we are not accomplishing much. Tough choice policy decisions by BOS will be required to accomplish this (Rob Joiner)

2. Dunno if I will support it.

I don’t see a big picture. We need a broader base of support. We need to include more interests to carry a vote. The importance of attracting young professionals to CC has to be sold to the population (Beth Scott)

3. I’m concerned if we use the 1/8 percent we have no reserve, in case of an emergency. (Until the V&T is pass off in 2025).

4. I support the 1/8th cent increase for all these projects if the arts are also supported. An excellent athletic center needs to be completed, but the Community Center still needs renovations that have not been completed: seating, lighting and more. Also the load in area for sets is not functional, requiring shows to disassemble their sets and rebuild them once in that space. If an athletic center is developed, space from the current gym needs to be allocated to the theater, enabling overhead door load in situations that exist at other proscenium theaters and increasing the backstage area workspace.

Please remember that improvements to the Community Center scored highest on your last community survey. Thousands of people attend cultural events there. It is often the first exposure tourists have to our city. People from 20 states attended our recent production of Les Miserables.

Thank you for allowing us to give input to this important proposal. (Stephanie Arrigotti)

5. There have been spurts in trying to upgrade CC. In the 70's we almost lost our historic district that now is used for marketing & tourism.

In the 90's we tried to upgrade downtown with modest success, but too many businesses & some residents didn't want to invest or have any changes. And City had no vision to build a parking structure because it would cost too much - by now it would be paid for and cost a bargain, but no vision & it wouldn't have required raising taxes, just sell bonds.

Again around 2000 tried again, but only token results. Current proposal is more expansive, but again, if only a little accomplished, it will help. CAUTION as there are strong indications of "AGENDA21" which is United Nations, which will take more away from us. (Laura Adler)

6. I am leaning toward not supporting. Use available funds for the Multi-Purpose Athletic Center and the Animal Services Facility- Use community support and fund raisers for balance needed.

All other projects should be completed one at a time on a pay as you go basis.

Start with the Animal Services Center, then roads, then Multi-Purpose Athletic Center (Eva Lane)

7. The BOS need to explain in an open forum what & why they want to do this. What is the cost... total cost including any interest on Bond etc. I cannot support your agenda by having folks milling around without some guidance from the BOS. Is there a sunset provision on the sales tax increase? What is paying for the additional staffing of the shelter and the gym? (Tom Lahey)
8. I would like to know how all the projects relate to a Master Plan or Consolidated Plan. (Jean Barrette)

IN OPPOSITION (17 comments total)

1. I thought the 1/8th-cent increase was to cover all of the above, not for each item. The questionnaire is misleading in this respect.

I support the Animal Shelter but no more changes downtown and not the athletic center.

What exactly are the "various corridor projects?" (Katherine Gordon)

2. Instead of starting new projects, the city resources should be concentrated on taking care of its current responsibilities, such as filling potholes in existing roads, etc. (James Hogan)
3. Raising the sales tax again hurts those of us who are retired and the low income. If these ideas are so good why has the private sector not volunteered to build these items? If you want more tax revenue let's get more industry into Carson City. More people employed equals more tax dollars. If this is your idea send the request for the tax increase to the voters in November. (Richard Gau)
4. We need to prioritize. Use the monies already paid. I feel I already pay my share of taxes. (John Lawrence)
5. GET OUT OF THE WAY AND LET PRIVATE PEOPLE DO THIS!

This is a ridiculous waste of money. I want to know who can be held fiscally responsible when

some nebulous objective does not work.

Who can we get money back from the V&T railroad? Millions of dollars we will never see.

Who can we get money back from the “barn” at Mills Park?

Any BOS who votes in favor should be held liable for the term of the Board.

STOP THIS MADNESS. ENCOURAGE PRIVATE INDUSTRY! (Linda Barnett)

6. There are other needs such as water, sewer and street repair. Quit using my tax dollars to support select business. (Donald & Yvonne Leonard)
7. At this time I would have to vote NO on the proposed sales tax increase. The timing is bad with all of the recent increases in utilities, and continued increases in property taxes. I could support it if we weren't already burdened with the 11/8 sales tax for the V&T. Another increase in sales tax here, may drive additional business to Douglas County, where the sales tax and gasoline is already less.

I could support the Animal Shelter and Big MAC projects, but the Corridor projects raise a lot of concerns on the benefit verses the large costs involved. Even with the Bypass completed, I cannot see the logic in reducing the traffic lanes in downtown Carson. There will still be too much traffic, and it is the only thru/direct, north/south street. I'm sure that if you look at the other towns that have done “Main Street” projects, they have adequate alternate routes around it. I personally avoid Carson Street, as much as possible, because of the traffic. (David Aunkst)
8. Trees and medians are a lovely touch to an attractive downtown - so was the wrought iron fencing! The last is gone, will trees be fast to follow?

Does our climate really allow for side walk dining? With our dust, we may need to invest in several more street sweepers, motorized or 2 legged with brooms!

There seems to be much duplication without much thought ahead of time!

“A hole can be shallow or deep - look before you jump!” (Susan Matthes)
9. We will “max out” our sales tax with this and lose our competitive advantage on Auto Sales vs. Reno. Although I support improvements, raising sales taxes is not the way to do it. If funds can't be found in the budget (personnel costs) then now is not the time to move on this. (Sean Lehmann)
10. In this day's economy we should not be raising taxes or spending more money. Just because the City has extra money does not mean that it needs to be spent. (Vicki Graham)
11. Not for any new taxes. (Gary Beaman)
12. I think the sales tax proposal would hurt the economy of Carson City. I think the narrowing Carson Street would destroy many of the businesses on Carson Street. (William Horne)
13. Why does the dog shelter have to be an edifice? (Fred Brown)
14. Since this project supporters have stated that monetary benefits will be monumental for the downtown area and those local businesses, it appears that they will also be the major beneficiaries from the project. I recommend that special tax district be established for only the downtown area. This has been done in Park City Utah for the Olympics and worked very well. That way the people who are going to use own and use this area will both pay and receive the benefits.
15. TO: Board of Supervisors

Carson City, Capital for the State of Nevada

Ladies and Gentlemen,

I unanimously ***do not consent*** to raising the city sales tax to pay for any of the Board of Supervisors current proposed Carson City Corridor & Facility Projects. While the extensive effort by the city staffs and committees to create such a proposal does have merit, and I'm sure at times it seemed thankless, any tax on the citizenry of *Carson City, Capital for the State of Nevada* ***must not*** be utilized for new city projects when we currently can't afford to maintain and/or upgrade the current city infrastructure. Any new sales tax revenue should be held in reserve for future unexpected city calamities.

However, regarding the current city proposal for the Carson City Corridor & Facility Projects, I have this to say. I won't bore you with a regurgitation of the usual public comments (i.e., economic impacts of the deep recession, Nevada's high unemployment rate, the small old western country town vision, seniors toughing it out on fixed incomes, rising food prices, doubling of gas prices, rising cost of living, incomes not keeping pace, freeway bypass completion, local businesses dying, Tai Mai structures, quality of life issues, rising abandoned animal population, tax sunsets, cronyism, declining tourism, the never ending Ormsby House construction, V&T railroad soft revenues, annual ice skating rink expense, insufficient funds for 4th of July celebrations, lack of snow removal equipment, crumbling asphalt roadways, deteriorating concrete sidewalks, aging population, poor street lighting, growing younger population that want to leave, increasing crime within city limits, etc.) that you have likely heard over and over again from the citizens during the past 10 years. But rather, I wish to address an aspect of your present redevelopment thinking, that I believe you and your predecessors have missed and should pursue.

Since 1972 I have been visiting and/or living in this area, and I am mindful of the fact that the majority of the people who have lived here, have proudly referred to *Carson City as the Capital for the State of Nevada*. But in their next statement they always say, "that if given the opportunity, they would gladly move that designation to Las Vegas since that's where all the money is. That Carson City is and always will be a small old western country town, which doesn't need new gadgets. Just take care of the city infrastructure, paint the buildings as needed, keep the crime low and we'll all do just fine." While I personally wouldn't advocate moving this cities historical moniker to Las Vegas, I realize that the local citizenry touched on one of the reasons why *Carson City, the Capital for the State of Nevada* struggles so incessantly year after year. There appears to be no real support from the state it so proudly represents. The two largest cities in Nevada have created a self-sustaining environment which can deal with economic adversity more adequately, but this city continues to try to grow or diversify without a growing financial base. Year after year in good times and bad *Carson City, Capital for the State of Nevada* is expected to stand on its own, although it represents a city, a county, and a capital for the state. In every other state I have lived in (9 total), the capital city pulls in millions of dollars annually from the state and Federal revenue streams to run capital operations, maintain infrastructure requirements and grow as needed. That does not appear to be happening here. If this is not true then why has this city continued to fall apart during the past 10-20 years. Where is all the money that is collected from state and Federal revenue streams going?

I have also noticed that *Carson City, Capital for the State of Nevada* does its best to welcome and provide for the needs of our state legislative body during legislative sessions, but we the State Capital are then ignored once our elected public officials have completed their task until their next

visit. And what of the stimulus money (\$1.9 billion) that the State of Nevada received back in 2009 for shovel ready projects. Surely, the state had hundreds of shovel ready projects, which were considered as part of the revitalization of the State of Nevada and I'm sure *Carson City, Capital for the State of Nevada*, was at the top of that list? What is the status of those projects if any? And over the past 10-15 years, our illustrious Senate Majority Leader Harry Reid has worked dutifully to obtain funding for Pahrump, Las Vegas, Searchlight, Boulder, Laughlin, and Reno, etc, for numerous projects, but what has he done for *Carson City, Capital for the State of Nevada*? And lets not forget our current and past state elected Governors. They worked hard to acquire state and federal funding as part of a joint venture to revitalize the Lake Tahoe mountain resort community. So what has the Governor's office done for *Carson City, Capital for the State of Nevada*? Not to sound abrasive, but shouldn't there be a lot more attention paid to this city, given that it is the *Capital for the State of Nevada*.

So rather than committing our small but historically significant town to a long term financial burden based on hopeful sales tax projections, I submit the following suggestion for your consideration:

STEP 1: If we must continue to think of proceeding with the Carson City Corridor & Facility Projects, then change your focus from the limited downtown redevelopment corridor approach to a big picture approach for revitalizing all of the city and call it the *Carson City, Capital for the State of Nevada Revitalization Project*. This new approach would be more comprehensive and require attention from both the state and federal organizations that might be tapped to help fund broad and comprehensive ventures.

EXAMPLES:

- * Convert the prison on 5th Street into a joint National Guard, Reserve and Active Duty training facility.
- * Convert the prison into a new drone vehicle production plant, requiring Federal funding (i.e., DoD, DHS, FBI) to expand the airport for equipment test flights and operational flights conducted at Fallon.)
- * Convert the prison into a unique prison style Convention Center.
- * Convert the prison into a Super Big MAC.
- * Convert the prison into a new Animal Control Facility (i.e., Cell Block A for dogs, Cell Block B for cats, Cell Block C for exotic animals since the facility is fully fenced, already has a clinic, an exercise yard, and close circuit TV for security.)
- * Consider building a large truck stop near the Spooner Junction, complete with restaurant, wash rack and maintenance facilities.
- * Consider a joint NASA venture for building a new telescope observatory that would be leased by universities or scientific businesses.
- * Consider moving the existing train museum to a location closer to the V&T / Carson City train station.
- * Reconsider the Learning Development Center, or professional campus much like the investment made by ZAPPOS in downtown Las Vegas, but not behind a casino please.

STEP 2: Request that your staffs and committees responsible for all the Carson City, Carson County, and state capital infrastructure activities prioritize the time required and cost to FIX and/or

UPGRADE ALL the existing and new infrastructure requirements (i.e., roads, sidewalks, lights, signage, telephone poles, electrical poles, fences, sewer system, water system, specialized landscaping, historical art exhibits, roundabouts, performing arts venues, plaza venues, etc.) required to support the historical moniker of *Carson City, Capital for the State of Nevada* (i.e., see examples in Step 1). This is a much larger task than the current proposal and one that would require additional coordination with the Governor's office, State Legislative Officials and Congressional Officials.

STEP 3: Contact all of the State of Nevada elected public officials and coordinate a comprehensive and prioritized plan to obtain state and federal stimulus dollars sufficient to fulfill our SHOVEL READY needs to revitalize *Carson City, Capital for the State of Nevada*. If the current state and federal rules governing the funding of our revitalization needs, won't let us obtain this financial support from the state and federal organizations, then ask why we can't just change the rules. If other state capitals find ways to accomplish this task, then why not our city. If this is already being accomplished then why is our city in such a dilapidated state.

BOTTOMLINE: We must stop groveling over nickels and dimes each year or reaching into the pockets of our small population of citizens and struggling businesses and demand a seat at the table with the big boys. It must become the responsibility of ALL the citizens of this state to contribute to this state capital's success and not just the citizens who live within its city limits. Lets also go after the big pots of new investment money, so frequently and publicly advertised by the current Federal administration. If the Federal Government can bailout Detroit, the banks, Wall Street, GM, and waste hundreds of millions of dollars on green technology projects that fail, then why can't our revitalization projects be funded through a State of Nevada and US Government joint venture. After all, we are *Carson City, Capital for the State of Nevada* and we should either act on this or immediately transfer this historical moniker of pride to another Nevada city and resign ourselves to being just another small old western country town with a quaint but crumbling infrastructure. (Mike Grossi)

16. I am adamantly opposed to the 1/8 cent tax increase to fund proposed city projects. I resent the efforts of city staff to "bundle" these projects, falsely represent them as necessary, and, by omission, deceive voters as to the true costs of these efforts. While at the workshop on January 21st, no one could tell me where the tax budget shortfall was for these projects, and there was no clearly demonstrable need.

The "need" for the animal facility was implied; it's falling apart (the fact that it was "built" in the 1960's doesn't mean anything) Even then there were no facts as to the daily census at the current shelter and why space for 134 dogs is the magic number. Is it under capacity? Is it unsafe? Why, specifically, do we need a new one and what's the budget for it? I support building a new animal facility, though \$4 million seems a bit much for an industrial use facility.

I am opposed to the plan to build the Multipurpose Athletic Center (MAC). The city staff planners are relying on public sentiment measured in more prosperous times (1997 and 2006) when spending millions of tax dollars for a gym was perhaps less ludicrous than it is now. Not answered at the workshop is how cleaning, maintenance, and staff will be paid for from existing coffers. Nowhere in my research have these facilities anywhere become self-sustaining. Instead they have become continual drains on the public money requiring substantial maintenance, insurance, and eventually, large scale repair. Why would the city want this for us? From my view, there was zero effort on the part of the city to create a private industry partnership to develop and run a multi-use facility; there

was only a city staff sponsored effort to raise taxes to partially cover the development of this limited use building. City management staff assumed they city should provide indoor recreation. I believe the city should encourage those who do this for a living should do so with city support; with proper incentives, an athletic conglomerate would make use of existing vacant space in the city to provide indoor recreation. The City should not be in the gym business. I, like many of my neighbors, are elderly and disabled in some manner and have no use for a basketball court, indoor soccer, or elevated running track. I can't even get my street plowed when it snows; I certainly see no need for a multimillion dollar gym.

The third project is the worst. At the workshop, City representatives spoke of "beautification" and "following the character of each business district" incorporating positive outcomes from cities with vastly different demographics. Yet these schemes failed to assess the following:

-Commercial property in Carson City has the highest vacancy rate in history. In every "corridor" there are vacancy signs on almost every commercial building. Yet the plan is to use tax dollars to "beautify" these areas with no apparent effort to determine why business won't come here (those of us who've tried to start a business here, we know why: Carson City is not conducive to startup business.) And certainly no zoning effort to bring some modicum of uniformity to the facades along these streets. Until the city does something about the run down stay-by-the-week hotels, decaying casino facades, congregations of drug users, second-hand smoke on every corner, and public alcohol consumption, this project is nothing more than a select few of our business community attempting to use tax payer's coffers to realize their personal agendas. As a tax payer, I resent it; as a voter, I will not tolerate it.

-There was no mention at the workshop on, if constructed, how the maintenance for the corridors would be paid. Every plan that I saw had "green belts" and trees which would further deplete our already rationed water resources. I expect our city planners to be at least aware of ecological concerns if not advocates for conservancy. In the past year I've seen my water rates rise for "storm water management" and water improvement projects. I don't need another increase to incorporate ill-designed city beautification plans.

As a tax payer and voter in Carson City, I want city staff to STOP! Stop looking for ways to spend our money on projects only a select few want and none of us truly need. The city staff should be reprimanded for wasting our precious tax money and certainly for the waste of man-hours at the "workshops" which I found to be nothing more than a sham pitch effort. Any plan that includes the words "may," "should," "hope" and "possibly" is flawed at conception. The simple fact that these projects have no clear mission statement is indicative of the wasteful and ill-conceived scheme it represents.

There is no doubt we need a new animal control facility; the old one is decrepit. However, there are certainly more cost effective ways of meeting the city's needs than a \$4 million dollar state-of-the-art facility. To our city managers, you are the stewards of our hard earned tax money. Act in our best interests and not for those with personal agendas of their own version of Carson City. You are responsible to us (the voters), be so now and vote "NO" on the 1/8 tax increase. (Chris Carver)

17. Just because you can increase the sales tax doesn't mean you have to. I don't think Carson City has recovered sufficiently to warrant increasing the tax rate.

Save up some more Question 18 money to build the MAC that would make Carson City proud.

Aren't there a few empty buildings around town that could be used for an animal shelter to house

pets of irresponsible pet owners. Why should all tax payers have to pay for the care and housing of pets abandoned by irresponsible pet owners? Charge more for pet licenses.

**1/8 Cent Sales Tax
Public Workshop – Verbal Comments
Workshop #1
January 21, 2014 (9:00am to 11:00am)**

Lisa Helget (Carson City resident since 1977):

Regarding downtown, I do not support downtown corridors. My money shouldn't be used to make businesses more attractive to hopefully gather pedestrian traffic. There are businesses, casinos and government buildings downtown that if I wasn't going to plan to already go downtown, walking down the street isn't going to lure me in. There are hair salons and lawyers' offices and if I don't have business with them I won't go down there. If I'm not in the mood to go into a smoky casino and lose money then I won't go in there. A more beautiful downtown won't make me want to go into those businesses. It's selfish of business owners and property owners to want my tax dollars to beautify their businesses in case they get a tourist that wants to go in there because their building is more beautiful. I go into businesses because of what's in the window. There are enough retail type businesses that I want to spend my tax dollars improving their businesses in hopes that they get more business. I want to see downtown bring in more money and believe that a more homey atmosphere will draw more tourists but the problem is that there's no vision for Carson City and what we want our downtown to be. If you want a pedestrian attraction, which is what I think they're trying to accomplish, I can understand that. Go to Boulder, Colorado and visit their pedestrian mall. That's all it is. You can only get in on foot it's this giant square type area and all that's in there are shops, restaurants, galleries. They've got open areas for festivals and entertainment. You know what you won't find there? You won't find the lawyer's office, several thrift stores, run down motels. Why do I want to pay for a run down motel to look better when the service they provide and the type that stays there I don't think is very good? There's not enough that warrants the amount of money the tax payers are being asked to pay, that I don't think we'll recoup and the businesses won't recoup. This is a money grab on the taxpayers. Private businesses that want to increase their attractiveness but they can't guarantee that's going to come back and help me and my community. Regarding the MAC, I vote for the smaller athletic center. I believe I support it, I voted yes on Question 18 because I do believe in that. I believe we need more parks and recreation, but I don't think they should have money from the 1/8 cent sales tax increase. I voted yes on Question 18 and I think they should scale their building to their bank account. I would prefer that they're held to their budget. Regarding the animal shelter, I vote yes, there's nothing on there that I don't agree with except maybe it could be built cheaper. I think if you ask everyone in Carson City we're all embarrassed about that animal shelter and we need a new one for everyone.

John Wagner:

I am in favor of the animal shelter, but not in favor at all of 1/8 cent to finance it. I think there is room in the budget if people just got together on that budget. I seem to remember a couple of years ago on the budget that we had the Nutcracker that wanted some extra money and then the Peanutracker got some money. I think they're now included in the budget. I don't mind people going to these things but I don't want to pay for people to go see a play. When it comes to parks and recreation, I think we need to take care of our kids, I think we need to take care of the animals. I'm in favor of the MAC but not how big it is. The 1/8 cent sales tax, why should we pay it if we can go up the road to Walmart

and don't have to pay it there. Then the sales will go down and we won't make enough money to pay and then our taxes will go up again. As far as downtown, there's nothing to do to attract anyone downtown. As far as making the streets narrower, I think that's even worse. I don't travel Carson Street, I take the other streets.

John Lawrence (business owner in Carson City):

I don't know what the individual benefit is of each of the projects, but if we need a new animal shelter, I think that would be good, I think there's ways that money can be raised. I'm against the 1/8 cent sales tax because it increases the cost for everyone. When fees go up, costs get passed down. Some other things should be given up.

Richard Gau (resident of Carson City):

I'm against the 1/8 cent sales tax across the board. If all these ideas were so good, private enterprise would be doing them. I'm a senior citizen, I'm on social security. Everything is going up. Where does it end on the sales tax? I will fight tooth and nail against this. If you really want to do it, put it on the ballot and let all the people decide on this.

Linda Barnett (associated with the Hampton Inn and Suites):

All costs at the Hampton Inn have gone up this year. You are expecting us to give more taxes for a business district? Where would you like us to get that money from? We're still paying for the V&T which is \$50 some million. And every time the CVB asks for extra money, that takes money away from the marketing of our town to bring visitors. Have any of you sat and watched the roundabouts at Arrowhead and 5th Street? Do you see the trucks that go up on the roundabouts? Tourists don't know in their cities about roundabouts. They don't know how to use them. It's ridiculous to put one at 5th Street. The roundabouts are not going to do what you think they're going to do. I vote no on all of it. And those Supervisors that vote for it ought to be personally fiscally responsible when things don't go the way they should. The people that voted for the V&T should be held responsible for that. Where do we go to get our money back? Who's going to be held responsible? The voters are spending a lot of money. And what happens when we have an emergency? Where do we go then? Let's fix the stuff we have before we get completely out of control.

Beth Scott (small business person and her husband is also):

Downtown is very important, it's a statement about Carson City. But what is proposed is premature. If there is a vision for Carson City, I don't know what that is. Perhaps we need a 2020 Vision that would incorporate a lot of people and what we want for Carson City. We want a thriving downtown, we want great recreation, we want a town our children want to come home to. Right now when I drive through Carson City, I see a shabby town that is barely hanging on. I can't give my children a good reason to come home. There are no jobs or a thriving economic community.

Kathy Hone (property owner with many small business tenants):

Whether or not there's a sales tax, I want to commend everyone and ask all of you to continue to this and pull together a vision for the city that will be good for everyone. You talk about Colorado and they probably have a public/private partnership that helped put together what they have and it probably took some public funds. I would like to ask whether or not the citizens here support the tax that we continue to work together on a public private partnership. The corridors and their businesses are struggling.

Garrett Lepire (real estate agent for 14 years, property owner in the downtown core, lifetime resident):

I understand the investment side of it I understand the improvement side of it and I want nothing more than for our city to improve and to keep young people here. Most of my friends don't live here, they went to college and moved away and have no desire to come back. That's their prerogative but I think we can keep more people here with making an investment into the town. That being said I think it's important to understand how this tax is going to work. State of Nevada handed down the 1/8 cent increase to the city for use on improvement projects. This money cannot be used for police, fire or other things of the like. The fact is that this 1/8 cent sales tax will be used in the future, whether its on this project or something else. If this doesn't go through, don't think that another supervisor or city staff isn't going to find another project for the tax to be used on. Why not take what we have right now and invest it in our city without having to go back to the voters? This is an investment into your city. You get out what you put in. The argument that you don't like what's in downtown is the whole reason why you should be in favor of this. That's what will change the downtown core. That's what gets people to come downtown and reinvest. There is always a public/private investment that spurs the whole thing. Whether it's from the sales tax or the redevelopment district, it starts with a public/private investment. In other towns, this has improved their cores, their downtown areas by doing the things we're talking about doing here today. I think the animal shelter and MAC is a no brainer, but none of those things will really make a difference unless we invest in our corridors. When is the last time a major investment has been made in this city? It has been a long time.

Roger Moellendorf (question to Garrett Lepire):
Why did your friends leave Carson City?

Garrett Lepire:

I think there's a certain part of the population that wants to try different things and go to different areas. For me, the whole reason I came out, will this help my business? Probably not, but the fact of the matter is that I'm sick of the older generation making the decisions for my generation that I'm going to have to pay for, not you. I think that is a part of the factor that they don't want to be here is that they feel as a young person they don't think their voice will be heard. And quite frankly there's nothing to do downtown except go to a bar. That's not something I want to do and we need to change that.

Barry Smith:

The city has a plan, it's been around for eight years at least, this has always been the plan that when the freeway went around town things need to be done.

Chris Bayer:

I printed the Carson Forward postcards with my own money. I love Carson City. I look forward to seeing a downtown where small business owners can invest where there will be vibrant life again. I remember the old days when people went downtown to shop and I totally get the concern about where our tax dollars have gone and what are those people doing to us. I have to say what I like about this project is that the details aren't all there. If this is going to work downtown it requires a basic level of construction to make it possible for business owners to take the risk and make it the kind of place that Boulder

has made, and that all those other towns are. It isn't going to happen because we have a supervisor vote and we go home and we're all done. There's a bucket and we stuff all these ideas in the bucket and the supervisors want the flexibility to take the time to change the details. Some say that I'm not happy all the details aren't there. I'm glad the details aren't all there. We're all going to have to weigh in and it's going to be hard work. And I think the people will benefit. I think Garrett will benefit, I'll probably be gone. But this is a beautiful town and we once had a beautiful downtown and I want to see that again. I want to see small business owners invest down there. And I get the concerns and I think that the folks that have those concerns are at the top of my list to stay and talk with.

Don Leonard:

I looked at the list of where we're going to spend this money. I have a hard time believing that we should spend \$6 million plus to tear up an existing street. We can't even get the cracks fixed in our streets. The animal shelter, I don't know how much we get for dog licenses or how much we charge people that dump dogs and cats at the center, but I have to admit I'm biased since I was bit by a dog. I'm not an animal lover. I don't understand the \$7 million for downtown. My water and sewer rates have gone up substantially. They're going to go up again. Maybe this money belongs to the general fund and it all pays for this kind of stuff. I'm against this. My social security barely went up. So come on, get with it. And I keep hearing this is going to bring all this commercial business here, maybe it benefits me, I don't know. I see the parks people keep wanting to build parks. How many parks does this town need for citizen use? We need to take a hard look at where we're spending all this money and Supervisors need to start paying attention.

Doreen Mack (owner of Lofty Expressions):

This whole 20/20 plan began because Carson City was number one in the nation hit hardest by the economy. We were in a dark spiral and it keeps spiraling down. Things hasn't gone up. So the idea is how are we going to raise our economy? Personally, I believe it begins with the downtown core. We began the 20/20 Downtown Group, this began over a year and a half ago, we have a whole plan for downtown, we have a vision for it. And it includes wider sidewalks, parking, two lanes to create that atmosphere that people want to come to and hopefully people will be drawn here so we can start to raise our economy and property values. The way it is right now, it affects every one of you and you want to see your prices go up not down.

Patty Stewart (CASI volunteer):

We are a non-profit that is trying to raise funds to build the animal shelter. When I first volunteered, I didn't know a lot about this. I'm new to Carson and I'm traditionally a non-tax person. But as I educate myself on this community and what's needed I can see this is a step forward that we need to take because when that freeway completely bypasses us, who's going to even know to come here? So we have to build a community that will bring people here, because as the sales tax base increases, there's money to support these items, it grows the community, it helps everyone. I'm seeing my property value go down 50% because I'm very new. I'd like to see the community thrive and for things to go up. My passion is the animal shelter, and I'm working hard to raise money for that, but I think it's more than just the animal shelter. I think we have to grow the community so it doesn't die when the freeway bypasses us. The downtown corridor and

the other corridors will help. Maybe not in the beginning, but as word gets out to people and they know there's something to come for, then they will come and I think we'll all benefit.

John Wagner (same as earlier):

This is a suggestion. We can be a tourist town, we have the V&T. I wasn't in favor of it when we did it, but we did it. Why can't we partner with Virginia City? Why can't we promote the V&T? Come to Carson City, ride the V&T, spend your time in Virginia City, come back down, stay at our hotels and motels, come to the museum. This is a tourist attraction. I think we have to help the Chamber, the Chamber needs to think about this. We also have very fine golf courses, why can't we promote the city as a tourist place in the winter when there's snow to go skiing? We can promote the town in other ways than the sales tax. If we promote light manufacturing, why can't we bring some businesses that can manufacture here? Why not some other corporate offices here?

Lisa Helget (same as earlier):

If this does go through, then I want to make sure that it actually goes for what we're being told it's going to go for. I don't want my money to go for anything other than what it's being sold to us for. And I feel like that has happened in this past.

Richard Gau (same as earlier):

When all these projects cost twice what you think they're going to cost, who will be paying for that? How will you raise the money when the project goes over?

Don Leonard (same as earlier):

Downtown is a redevelopment district. I guess it's been that way for a while. How much money are they using from the general fund for downtown already? Adele's got \$100,000 a few years ago, Firkin and Fox got \$100,000 a few years ago, how come you're claiming poor when they're already sucking money out of the general fund? They're already getting a lot of money from our property taxes for the redevelopment district. Where is all that money going?

Doreen Mack (same as earlier):

I am third generation from here and my family and I pay taxes and it's certainly worth it when you know that improvements are going to occur. The reason this cannot go to a public vote is because the business owner and the public are two separate entities. If you put this out there and they don't understand how this has all occurred, then of course they're going to vote no. But the business owner is generating their own income and I can tell you that the businesses downtown are really hurting. The freeway has already taken them down about 32% with the freeway to Fairview. When the freeway goes to the top of the hill, you're going to find that downtown will be a ghost town. The public in general gets a weekly paycheck, the business owners do not. That's why this can't go to a public vote. I had a retail business and design studio downtown for nine years and I know the struggles it takes to have a business. I also know we need people to make these businesses thrive and this is the vision of the 20/20 Downtown group.

Ed Cook:

I no longer live in Carson City, I live in Dayton, but my grandchildren have grown up and thrived because of the recreation provided to them in the city. My granddaughter is a

softball player with a full ride scholarship, she will not be returning to Carson City, she will be staying in New York. My grandson is a professional umpire that started here at the recreational center. I have a granddaughter who plays golf very well and learned in the city. I chased these kids all over in softball and you go to towns that are well developed and have a beautiful downtown area and you want to return to those softball tournaments in those areas because you get there and you have fun. The major thing that I see is when this freeway is finished, downtown is going to really need help. The larger MAC will be able to bring in basketball and volleyball tournaments and there's nothing better for our community than to bring people from outside here, and that's what we need. As far as the animal shelter, we all know that is very necessary. True, I don't live in the city but I spend most of my money in the city, and I will be paying that tax and I won't have any say in how that tax is spent. But for example, if I put on a softball tournament in the town and there's nothing for the families to do when they're here, then if I try to put it on again, they won't come back. That's what we need to do.

**1/8 Cent Sales Tax
Public Workshop – Verbal Comments
Workshop #2
January 21, 2014 (2:00pm to 4:00pm)**

Unknown Female:

What I've seen looks really positive. The question I have since money doesn't grow on any of my trees is how are you working with Carson City development in bringing other industries to town to broaden the tax base? I'm just wondering if the connections are there. Are the people that are planning these improvements, are they working with the people that are planning to bring in other industries, development, etc.?

Michael Salooga (in response):

We have been attending a variety of meetings particularly with the Carson 20/20 folks and also with some of the other corridor projects as well. So we are aware of the activities that are going on and we are supporting the activities that will connect to the businesses that are coming into the area. We take phone calls, work with NNDA (Northern Nevada Development Authority) as well. We have heard stories about people that are waiting on the sidelines to see what's going to happen with all of these projects and with this 1/8 cent sales tax activity.

Lisa Schuette (Founder of CASI):

The new animal shelter is one of the projects that is included in this. Certainly it is incredibly important and CASI is working really hard to raise money to help Carson City raise money to build the animal shelter. Even once that shelter is built CASI will continue to help raise money to help with the shelter in terms of spay/neuter projects, emergency medical, etc. But I want to talk also about what that has to do with business. Our volunteers work really hard on ongoing fundraising. We go to our local businesses asking for donations, asking for silent auction donations, asking for large auction donations. We go to Carson City businesses, Douglas County and even Reno. I think it's really important that not only do we built the shelter but we also really support our local business by investing in our local business, by making our city more of a destination point. In terms of the MAC building, if we can get people into our hotel rooms, into our restaurants, that supports the tax base that will ultimately help pay for the shelter, ultimately help our local businesses, ultimately help bring in more people to business and to open and be a part of our community. The animals are my catalyst but none of us work alone and we are not an island by any means. We are helping to get the shelter built, our community is working with us and we as community members are working with Carson, so it's a team effort.

Donna Inversin (President of Muscle-Powered and resident of Carson City):

I very much support all of this. Carson City downtown is a pretty little town, but entering Carson City does not reflect that beauty. If I were a business owner or tourist coming in to Carson City my first reaction would be why do I want to be here and I'd want to just keep going. So in order for us to compete with the rest of the country for those tourist dollars and businesses, and in order to attract the more high tech businesses that will bring in a lot more revenue to this city, we need to have a pretty, functional, safe city that

offers a lot of activities and bicycling and pedestrian shopping, and restaurants. And I think that doing all of these projects will bring us a long way toward meeting those goals.

Dana Lee Freund (President of Downtown 20/20):

Thank you for coming out. I'm also a business owner for Agency 36 and I'm the marketing director for the Carson Horseshoe Club. And having meetings like this is really important to get the information out. Some people say why do we have to have this tax? Well there's not enough money to take care of all these needs that are in our community right now. This vehicle to be able to do this 1/8 cent tax which breaks down into 12 cents, \$1.25 for every thousand, we're looking at every \$10,000 spent in sales tax, retail sales tax, it breaks down to under \$13 per year. But even less for people that are on fixed incomes because they may not even spend that \$10,000 a year in sales tax to where they would pay \$12.75. It's a small price to pay for many of us to not only beautify, to grow, to help things with our animal shelter. This is a planned effort. I want you to know that this isn't something by the seat of our pants and that people have worked so hard on in years past with the Envision project, and the animal shelter for 30 years of needing some help, and the MAC with needing to grow our sports that brings in an awful lot of money and people and tourism into our community. This is a planned, coordinated effort with our city, with Parks and Rec, with CASI, we've all come together to reach out to our community through the City and the Board of Supervisors with a plan. This is money that is guaranteed to help us finish. It's not a bandaid. The things we have going on in our community are real. When you think beautification you think trees, it's more than that. It's a legacy of beauty in our community for our generations to come. What we're doing is picking up the gauntlet where many others have come before us to be able to say let's gather together, we've found a way to pay for it, let's do what we can to continue this with a plan for growth and beautification and a legacy to grow our capital city.

Jim Wheeler (Carson City resident):

My question is to the people involved, on the assumption that the 1/8 cent sales tax passes, what are the timeframes for accomplishing the various proposals we see here before us?

Andy Burnham (in response):

There are a whole bunch of different timeframes depending on the project. For instance, the MAC is designed already, so it can come out of the ground faster and they already have some money set aside. The other projects like the animal shelter, they have a concept but they don't have a design so that will take six to nine months to design and then it will be ready to go forward after that. All of the corridor projects are pretty much an idea so there's probably a year effort to put those together. Downtown is a little farther along because they've done a little more planning, so that might be able to go forward sooner. It will take at least a year to get most of the projects to get started and the corridor projects will take a little longer. It'll probably take two to five years to complete all the projects, is my guess.

Bob Stansbury (eight year resident of Carson City):

I'm sure like me many of you lived somewhere else and came to Carson City. My wife and I lived in Pleasanton, CA for 35 years and when we came to that town there were no street lights, only stop signs and now they're about 70,000 in population and they did all

this. They did five miles of one highway and seven miles of another highway, completely redid it, tore up downtown, put in all this landscaping, had a big project like this one. They did two sports facilities, not just one. Livermore, CA saw that happening and they did the same thing. They tore up their whole area and changed their whole access and entry into the city. And then Dublin, CA also jumped on that. We saw a tremendous change in those years and how much our property values went up, how much better our schools did, how many more businesses came into town. We didn't have to drive anywhere because we could shop right in those areas. Downtown became a gathering place where we would see people from all over the community at the Farmer's Market. The streets were shut off on Saturdays and they had some great parades and some great stuff, but they built this infrastructure and it just changed the entire town. I think this is an opportunity we can't pass up and it's an expensive one and I hope we can all jump on this bandwagon and get this done.

Doreen Mack (owner of Lofty Expressions and founder of the Downtown 20/20 group): This is an organization of people that have come together to work to support the local businesses and to recruit new ones. And I'll be asked the question, "What is there to do downtown?" That's why we formed this group because we are working on that exact plan. We're also working with the college to have a college presence. We're a college town and we need to all work together. They need our help, we need them. This is also a plan we're working on and Carson Forward is a big part of this also. We hope we have your support. It will benefit everyone in the community to do this - to have a place that we can make a destination. We are the capital of Nevada, and this is really important.

Jed Block (lifelong resident of Carson City):

I have a couple of questions, maybe they're rhetorical because a lot of what we're up against here was not caused by this current staff or Board of Supervisors. Question 18 – how much money did we have? How much money was diverted? You have \$5.7 million left. It says the project design is 60% completed. How much was spent on the design and planning? If we're at 60% is that another million in planning? It seems like the Question 18 money was there, some of it got diverted to some other purpose, probably salaries or staff or things like that. Redevelopment, why does redevelopment have to have a year end front balance of zero? Are we still paying off the million dollar bond for the parking garage that the state didn't contribute their \$2 million for? Is that why we have a redevelopment district that's going on for 28 years? Usually they're 21 or 22. These are just some questions and concerns I have, and sitting in this room I was really hoping there would be a lot more people in here. But please, if you're for it or if you're against it, come up here and say something. Especially if you're against it because there's nothing I feel is worse when you later that you weren't for it. Why didn't you say that six months ago? If you're concerned, you have to have a voice. The dog pound was brand new when my aunt was the dog catcher in 1960ish or something like that. My sewer rates have gone up dramatically this year because for how many years has the city or the Board of Supervisors been pushing it down so now we're getting the burden of what didn't happen 20 years ago. If this 1/8 of a cent sales tax goes up, I want to be assured that the money is going to go where it's designed to be and not go somewhere else.

Genevieve Fredrick (18 year resident):

I run a non-profit called Pets of the Homeless. We provide pet food and veterinary care for the homeless that have pets. Besides that I am for every project that's out there. My vote is yes. You asked us to get up and say yes. The reason behind that is because the economy is picking up and we have an opportunity to really showcase Carson City. We're the capital. Nobody talks about it. We have very important people coming to our city every day and especially during legislation. We need to be the most beautiful city in Nevada.

Eric Ingbar:

First I want to compliment city staff and others that have worked on these plans. It's great to see them and obviously a lot of hard work has gone into them. I'm in favor of these plans overall but I have some questions. One of the questions I have is inevitably the cycle of consequence is much longer than the cycle of politics. As we look at corridor beautification plans, for example, one of the questions I have is why should we beautify a corridor simply to highlight how ugly the businesses along it are? And I think that's a fair question. I completely agree that we should live in the most beautiful city in Nevada as the capital of the state. The question or challenge I would have to current Supervisors to city staff is how do we articulate development standards with beautification efforts like this? That's going to require something that's a little tougher than just agreeing to really an inexpensive use of the 1/8 cent sales tax for beautification. That's the bigger question. You could beautify corridors until the dogs have a home but unless we make it more difficult to build ugly next to it, it's never going to look the way you'd like it to look.

Lonnie Merkley (Carson City resident for 13 years):

I think a lot of these projects are very worth while. They sound great. Some I like better than others. My concern is with the 1/8 cent sales tax, what happens when the economy dips again? What happens when the sales tax isn't there? What project is going to get dumped or put off to the side first? Who's going to be first to have their project done? Will it be the animal shelter? Will it be this 20/20 corridor? What's going to be first when the sales go down again in the future. We seem to go through a recession every seven years or so in this country and our unemployment is still very high. We still live in a right to work state. I'm sure that all envisions that. So what project will get dropped by the wayside when the sales tax goes down?

Molly Bundy-Toral (native Nevadan):

I definitely am for these projects. My understanding is that some of the businesses are active in the different corridors and that they're hoping to have a group of businesses in each corridor to encourage the other businesses to keep the improvements up. I don't know if anyone can guarantee anything in this life but I think you just do the best you can where you are at the time you are. This is definitely something that we need for the entire community, including the youth, I think it's important to keep the youth here. Could you speak to whether the businesses are involved?

Marena Works (in response):

They are, and maybe one of the downtown or corridor people can come speak to that but I know there's going to be a lot of encouragement, but as you spoke to, there is no

guarantee on anything, but there is going to be a lot of encouragement to keep the businesses up and keep things looking nice.

Dana Lee Freund (same as earlier):

That's a good question. Since we started the 20/20 what we have done is met with many of the businesses, also the Brewery Arts Center, the Carson City Arts Initiative. The plans that we have, we've split up into groups. Doreen chairs the design committee, we have an events and activities and we have a business activities. So in the plan that we have we've worked very diligently to come together and have answers for those very things because the businesses have had those same questions. On the design committee they're working with the city and Parks and Rec to come up with beautification to be cost effective and basically it's going to go block by block on the things that are needed. First there's infrastructure that has to be done, and signage and safety. So please know that we're all talking to each other and some amazing things have happened from this. The downtown arts are talking together so there's art in the community and a theme throughout the community. And when I say community I mean our Carson City area, our north, south, east and west, that's what Carson Forward is. We're the Downtown 20/20 and we're all a part of the information you get on that card there. It's the corridors, the 20/20, Curry Street, it's the animal shelter and the MAC. We're all talking to each other and this is a precedence for our community and our time in our generation right now, and we all want to come together to do the best we can and find ways to pay for it. It's sad sometimes that it has to come down to a tax, but please know this, we're all willing and working toward fundraising, toward gathering together, doing everything that we can as a community effort as a village, what a village used to mean. So we are talking to each other, we're caring about what happens to our neighbor, but we want to make this grand lady, our capital city, incredibly beautiful and we don't want a bandaid. You have heard me say this before, I want it all. I live here, my grandkids live here, I want to give something generational. I want legacy, I want people when they come here to see how we're growing. I don't know if you realize this or not, when a community comes together, and what I'm hoping will pass with the 1/8 cent tax is it resonates like dropping a stone in the water. And it goes out to businesses, and it goes out to franchises, and it goes out to industry that this community has invested in itself. And it comes back through industry and businesses that are interested because they see we're investing our own money into this. But it's not just the city, it's the people of the city working and coming together with the businesses, working with the community, working with the organizations to make that village alive. And yes we have some blight and some funky looking buildings out there but we also have some incredible talent with our designers. We have so much talent in our community, we're going to yolk the strength of them and bring that together.

Tommy Hughes (worked in Carson City since 1970 and lived here since 1975):

I am totally supportive of all of the proposals. I have a couple of questions mainly about time and placement. I would like to see, and it's not on this proposal, I would like to see a convention center built in downtown Carson City along with a Big MAC and I'd like to see the city do everything it could possibly do to open the Ormsby House, which used to be the grand dame of Carson City, so that Carson City will become a real destination. We have so much to offer but where are the people going to stay? We only have so many rooms. So I'd like to see not only a Big MAC but a Super Big MAC and I'd like to see that built closer to downtown and I'd like to see a convention center closer to downtown

and I definitely want Carson Street reduced to two lanes but I would like it to be closed off from maybe Robinson Street to Musser Street because that's really the heart of downtown Carson City. I can remember when I came to Carson City and there was a hotel on the spot that's now occupied by the skating rink and I can remember when Jimmy's Cigar Bar was the Pine Cone Café and I can remember when Sassafras was Murdocks and downtown Carson was just delightful and I'd like to see it return to that.

Mary Fischer (lived in Carson for over 50 years):

I guess we came shortly after the first street light was installed in Carson City. And so I can remember downtown as it used to be and even then you went downtown because you had business there and it was charming. I don't see that it's ever going to become like that again. And right now to me Carson City downtown really looks beautiful. When you come in and if you're even a stranger, it's sort of homey, the trees are beautiful, the Christmas decorations were outstanding. It sort of makes you think that this town cares for itself. I do not believe that the downtown corridor without the trees down the center of the streets and things is ever going to look as nice as it looks today. I really think on the downtown corridor that we ought to consider it after the freeway is completed and have a traffic count down there. To do it beforehand is only going to, in some ways, make people more unhappy and less apt to stop than they are today. To me it's really pretty and unless we can really close off the whole thing like was suggested so we can have real walking down there or have a park in the middle or something to draw people to stop, right now I don't think there's anything to really get you to stop. There's government and casinos, yes, delightful restaurants and there's nice things on the side but it's not where it is today. So I would hope they're not lumped together to make us vote no just because there's one thing we don't like.

Garrett Lepire (lifelong Carson City resident and property owner on Curry Street):

I wanted to point out a few things about the tax real quick. This 1/8 cent sales tax increase is going to be used one way or another whether it's this project or if this project doesn't happen it will get attached to another project somewhere down the line. They don't have to go to you the people to ask for this increase, it's going to get used one way or another. That being said, I want to give you the evolution of where I was and where I am mentally on this thing. When it first came out I said I don't think I'm in favor of that. I don't think I'm in favor of taking Carson Street and narrowing it down. I've spent the last several months having meetings, getting to educate myself on this and really looking at it from a lot of different angles. My whole argument was that you need an attraction downtown. You need something that's going to bring people there. Over time in those meetings and talking with people that are much smarter than I am and have done a lot of research into this, it's very apparent that it all starts with the investment into the infrastructure of those cores and that downtown which is then going to bring that piece which is the attraction piece. Whether that be an amphitheater, a park, more retail space, more buildings being built, a convention center, which I believe is a wonderful idea, I think the amphitheater is a wonderful idea. I switched the thinking from we have to have an attraction before we do anything to improve it to we have to improve it to get the attraction that you want to get, in my opinion. This meeting has a much different tone than the morning meeting, which is good, I think that's a positive thing and I highly encourage you to talk to these guys. They've been more than open with me to sit and talk and explain things and to get to know this better. Through all these workshops and all

these meetings, it's been said that they want the young professional. That's the person you're looking for standing right in front of you. And I fully support and fully believe in what this is going to do, both with the MAC and the animal shelter and all of the corridors. I don't think you just do the downtown corridor, although I do believe that the downtown corridor is what radiates out to the other ones and makes them more successful. Looking at the southern corridor, you have some mobile home parks, you have an RV park which is owned in my family, I think with the right price tag and the right things, over time those things change. You bring in more investment when you beautify and invest in your area. Same thing if you have a business and you advertise. I go and I advertise on a weekly basis for my business to get that return on investment. All other BS aside on this issue, that's what this is, it's an investment.

Doreen Mack (same as earlier, in response to Mary Fischer above):

I would like to address Mary's question when she had said she sees downtown as beautiful. The 20/20 group began because Carson City was rated number one in the nation hit hardest by this recession. So we decided that we needed to do something to quit this spiral that was going down. So we met with all the businesses and all of the downtown businesses, mostly all of them, on main street are for doing something. They've all been affected by the freeway that goes to Fairview. When it completes all the way to the top of the hill they're going to be affected a whole lot worse. And then we won't have a downtown and then Mary what we have now is not going to be so pretty. So we want to make it pretty and we want to work with the businesses that are there and make this town flourish, that's our whole idea, to make it thrive. So that's the whole purpose of the group and why we need to start this now before the freeway is completed. If we wait until the freeway is completed it'll be too late. It takes time to establish a business, it's going to take time to establish a downtown. We need to work on it now to get people to come down now and know there's something to come to before the freeway is completed.

Jim Wheeler (same as earlier):

Question for you on the sales tax. I know the Supervisors have the authority to vote that in and apparently with no attachments or considerations to where it actually goes to. If they do vote this in, is it going to be specified that these projects we're looking at are where the money goes at least first?

Marena Works (in response):

There are restrictions that the money can be used for, it has to be used for certain things. And I'm going to let Lee talk to that because once they vote on those projects, it would take another vote by the board to change it. So they would be committed to those projects.

Lee Plemel (in response):

That pretty much covers it but there's actually a Plan of Expenditure that has to be adopted with the ordinance to implement the tax. The city has to follow that plan and can only do those projects, can only use the money for those projects. And that went to Jed Block's question as well to make sure it goes toward the projects. There was a question on the MAC, Roger do you want to answer that?

Roger Moellendorf (in response):

Jed had a couple of questions about Question 18 funding. We have \$5.7 million that we've been maintaining in our quality of life fund for this project. Now we have spent money on this project all along for various iterations of design for the project and Jed probably knows and a lot of you probably know that we've been working on this project close to 10 years. In that process we gone through several different locations that we've looked at, we've looked at several different partnerships that we've formed and we've considered several different versions on this project. And through all those different versions we've had to spend money towards design of those projects to find out where we in terms of what the cost of the project would be. Over the years, I don't have that number and I can get back with you on how much money was spent. Over that eight and a half or nine years it's been a considerable amount of money but it was necessary to basically vet the project and know what we were looking at. Jed and I both sat on the Foundation board with WNC and one of our partners early was WNC and we looked at the idea of a much larger project, a \$12 million project that was going to be funded by both entities. But because there wasn't money available through the state legislature unfortunately that project had to go away. But we have been maintaining about a \$5.7 million fund in there. The present project looks like it's close to \$8 or \$8.5 million therefore we need another \$2 million plus to complete the Big MAC project as it is presented to you.

Henry Wentzlaff (15 year resident):

I love it here. I'm in favor of starting downtown but I have a question on this comment form. If I say I support the 1/8 cent tax for the downtown and then I go to the next one, and then the next one, am I authorizing 7/8 of a percent for the total?

Marena Works (in response):

No it's 1/8 total for everything.

Chuck Crittenden (volunteer with CASI):

I used to live in Danville, I've lived in Walnut Creek, we know what citizens in a small town can do. I've spent a lot a time in Murphys, in Grass Valley. If you look at some of those little burgs, they were little burgs, you can see a tremendous improvement when the community got together, when folks got together and said we want to make this a better place to live. It just warms your heart when you walk down the city of Danville. They call it a town. It's one of the few places in California they call a town. That used to be where the Oakland Raiders came to get drunk. In an establishment called Elliott's. But that was a cowtown, now it's really foofoo. I mean beautiful restaurants, Mrs. Doubtfire was filmed there. It's a beautiful place, so I would hope we can talk to our friends and neighbors about this corridor project and what that means. Now on the animal shelter which is very close to my heart, there are five sentences in the description of projects that describe the animal shelter. But in fact, there's paragraphs you could write about the animal shelter, the work that we plan to do, the work that CASI hopes to do. We have a cadre of people, of volunteers who, as Lisa mentioned, travel north, south, east and west. We're in Reno right now talking to UNR. We have a group of vet science students that want to help us in Carson City spread the word about building a new animal shelter. You have to go to Reno to find students to give us a hand. We're also appearing in various venues in Reno and Carson City letting people know beyond the 5 sentences about this

new state of the art structure that we want to build. Please join with us, please approve this 1/8 cent sales tax.

Comments Received from Individual Station Flipcharts (Workshops 1 and 2 combined)

MAC:

- Plans for the “dry” locker rooms could plan for future time when showers are wanted.

DOWNTOWN:

- I like the option of slant parking which slows traffic.
- I like the improved walkability
- Provide slant parking on side roads off Carson like Telegraph and do not park on Carson Street
- Dedicated bike lanes with actual adequate room for cyclists is a must and seems to be in most of the scenarios.

CORRIDORS:

- How will maintenance be paid for?
- The north end is depressing when coming off the freeway into Carson and Carson Street. Please help.

**1/8 Cent Sales Tax
Public Workshop – Verbal Comments
Workshop #3
January 29, 2014 (6:00pm to 8:00pm)**

Unknown:

Is there a sunset provision on the sales tax increase?

Nick Providenti:

There's a sunset on the plan. So once the plan has been adopted, there's only certain things they can do with the plan, and once the plan gets finished, the tax will go away basically. The \$17 million is just principal, but total cost will be about double that over the 35 years of the plan. It's like buying a house, you pay a certain price for a house and the financing costs are additional. Most of that is in the packet. We have a list of how the debt service works, and I believe we're estimating it will end in 2045.

Stephanie Arrigotti (runs performing arts program at WNC):

I am here today not only representing myself but several members of the Carson City Arts and Culture Coalition. We were discussing this yesterday at our meeting and, at the risk of having tomatoes thrown at me, I would like to propose that something is missing from this and that is the arts. I would like to say that in the last master plan and also in the Parks and Rec survey, performing arts came up first in the survey for what the community wanted to support. I have an easy fix if you would just listen, I understand tonight is the last time we can get thrown into this project bin. When you finish your beautiful Big MAC, and I'm all in favor of that, can we please dedicate the gym space to the theater so we can have a sufficient loading dock? Right now we load in through doors this size, please visualize that with our Les Miserables sets and have a good laugh. We still need to complete the lighting. Mitch did the best he could with putting lights on the side walls and if I actually use those to light the front of the stage, you can see everything happening backstage and I don't want any of you to see what that looks like. I would like to suggest that we please add the renovation to this building to the project as you move out of this building and into the Big MAC for this project. Thank you so much for listening.

Laura Adler (former Carson City commissioner):

I served on tourism and was involved in the revitalization of downtown Carson in the 90s. I wanted to give you an idea of another perspective. In the 90s, among projects I participated in was the alleyway behind Cactus Jacks and the Horseshoe, and also working with Bob McFadden on revitalization of 3rd and Carson to compliment the Pony Express Hotel. As an example, there's a town of about 10,000 that, like Carson City, had one primary draw and was located about 30 miles from a major city. The town was wilting so leaders, business people and the city got together with the community and devised a growth plan that could be marketed to businesses. Main Street has two lanes with houses and businesses and parallel parking. This town goes back to the 1600s. They sought mid to high end businesses to open small stores, not department stores, consisting of clothing, jewelry, shoes, accessories, gifts, specialty foods, restaurants, etc. For parking, one of the things they did was build a multi-level parking structure. And we tried to convince that to be done back in the 90s, it would have been cheaper by now. And one

of the ways it was paid for was the businesses could validate the parking for those that made purchases, the other was that it was metered parking to exit and that fee was based on length of time parked. And now of course it's all paid for and it also takes care of maintenance. For businesses, the fee, their portion of it was built into the lease, and even into the purchase price of properties in the downtown area. But the structure was off of main street so it did not disrupt the businesses. Let me conclude that the town is Freeport, Maine, home of LL Bean so that was the only anchor they had and the competition was Portland, Maine.

Fred Brown (Carson resident for several years):

You cannot tax a community into prosperity and essentially that's what is happening here. We can spend all the money we want of tax dollars but it's not going to bring more people here. Our dog shelter, why build a building that's going to have somebody's name on a plaque on it because they were on the Board of Supervisors when the dogs need shelter, they don't need a beautiful building to take shelter. I'd like to point out our accumulated sales tax last year was \$1,704.00 at .07475. The 1/8 cent sales tax if we spent the same amount of money would increase our sales tax by \$119.00 in one year. We've got to worry about food costs that are going to be up this next year. We have to worry about a 1/5 percent increase in just general purchases that you make this next year. We have to worry about a baseline budgeting that the city uses because they got the idea from our federal government which means that if you pay \$2,000 a year in sales tax this year, next year it will be \$2,060, the next year it will be \$2,120 and it just keeps going up and up and up. But your wages do not keep going up if you are in the private citizenry, not working for government. Government has a protection where they have an income, they don't have to worry about it, they have other things going along that we do not have in the way of benefits. In Carson City, we pay nine to 10 cents more a gallon on fuel than we do in Douglas and Lyon Counties. So whenever I'm in Douglas and Lyon Counties, I try to top off because it saves me a few pennies. We're going to find out by doing these things we're putting more beggars on the corners with these little signs because they don't have enough money to survive.

Scott Anderson (40 year plus Carson resident):

I've worked in Carson City, gone to school in Carson City, raised my kids in Carson City. I come in support of this for a quality of life issue. I know we can see in pictures how Carson City has changed over the past 40 years but I look at it like we haven't changed that much. And while some people think that's great, doing some of the diversification we're looking at here could add to the quality of our lives here and those that are going to be here. I want to echo Stephanie Arrigotti's points. I'm a long time supporter and participant in the arts in Carson City, I'm currently the president of Youth Theater Carson City which allows several hundred children each year to participate in the performing arts. We utilize this facility here and we know there are certain things that can be done to this facility to make it appropriate for all types of performing arts and I don't think it would take that much. We have the potential here to have a first class performing arts center but we need to add it to this plan now because if this tax increase goes forward I hope you'll take into consideration this facility and the arts in Carson City as part of the process.

Gene Munnings (citizen and small business owner in Carson):

I am against this sales tax increase for several reasons. 1) While having a larger multi athletic center is a good idea, raising the sales tax for this is not. Finding other sources is good or wait until the existing taxes can afford the larger center. 2) The need for a new animal shelter is unquestionable but we need to find another way to raise the money needed for a new shelter. And why \$4 million? Why not something less and add on to it later when we can afford it? 3) Why would we think that downtown would be like it was 15 years or more ago? Everything is different now, we have big box stores that have eliminated the small hardware stores, the many specialty stores and clothing stores. It is very difficult for the few existing establishments that are here today to survive. What we have downtown today is the best that we will get now. Casinos, law offices, physician offices, investment advisors, cigar bars and some good restaurants. Widening the sidewalks to hopefully have more people strolling on them while promoting outdoor cafes and out door displays would be a good idea if we had the existing foot traffic to support these businesses. We must take into account the building department's insistence of 6 foot wide sidewalks for safety issues. In order to place these outdoor displays and cafes, the sidewalks would need to extend far enough to accommodate the 6 foot paths that are required by the building department. 4) When narrowing down Carson Street to two lanes, you will essentially kill off everything between Stewart Street to at least Winnie lane by redirecting traffic to Stewart Street at Carson. It would make it back to Carson Street at the earliest at Winnie Lane, and at the last, College Parkway. This is by following traffic patterns set forth by the design of Stewart Street as it flows north into Roop Street. 5) While it is nice to do the additional landscaping and street improvements in the other corridors, that should be done when the money is available, not by a sales tax that will take what advantage we have over other jurisdictions by making our sales tax higher or equal to the neighboring jurisdictions. We need to keep this 1/8 cent tax in reserve if the economy falters again and revenues fall. We would need that reserve to hopefully make ends meet. 6) I have been delivering Carson phone books to the businesses in Carson City for the past seven years. I have seen a continued decline in the number of businesses in Carson City for the past four years. Add to the list the businesses that have closed since the beginning of this year which are on Carson Street are: Genflex better know to old timers as Scotties, and a block away, Carson Hand Wash, a few blocks north PIP Printing. Going south is Desert Hills Motel. And if you want to mention the Carson Mall, about half of the stores inside the mall are vacant which were gift and specialty stores. Then in South Carson the Manger has reduced his store to half of what it was. In north Carson City BOGO is relocating. There are a few others that have gone that were smaller. I haven't finished delivering phone books in Northeast Carson, but I have only run into four new businesses that were not there last year. The areas most affected are Carson Street north of William and Carson Street south of 5th Street which would worsen if Carson Street is narrowed down further. 7) There was an auction company that tried to open a location in about half of what was the Oak Furniture Outlet, but the building department stopped that by required the building be outfitted with a sprinkler system and an outdoor surveillance system. Now an auction house brings in items for an auction that would occur biweekly so the merchandise comes and goes very quickly, while a furniture store had wooden furniture there continually. This business located to Mound House and now Lyon County gets the sales tax instead of Carson City. Another long time auction company did get a location in eastern Carson City but not before costing them tens of thousands of dollars to comply with ever changing demands by the

building department. There was another one that wanted to open a location in the former Cubix building, but the city said “no go” and that building is still vacant. What we need to be doing is supporting both the existing businesses as well as helping others to open up here and the result of this would increase sales locally and increase our sales tax income. This can be done by our building and development departments not putting obstacles to business expansion, and start-ups here, but to work with them and seek amicable solutions instead of being dictatorial and making it so unpleasant. It is more like dealing with a dictator instead of as a partner who would want success. As my landlord has told me, “If you don’t succeed then I don’t succeed, we need to succeed together.” The city needs to want to succeed with its business community and stop being so adversarial. With this cooperation, we will grow and not need this sales tax increase, because with this success, we will have so much more in sales tax collections from the existing rate and can then address these items (a larger athletic center, a new animal shelter, and improvements to downtown and the corridors) with the increased revenue that these endeavors have brought in. So if you want to make the wise decision in this matter, then listen to the people and do not increase the sales tax 1/8 cent but rather support and encourage business growth by being a partner with business, not a building department that has become so adversary and impediment to business growth here. We need to do this now before more businesses close or relocate out of Carson City. I thank you for listening to my comments.

Eugene Paslav (member of Carson City Cultural Commission):

I will just take a minute to add my support for both this initiative and attention to the arts. I don’t know if you can tax your way into prosperity but I know you can’t get into prosperity unless you pay attention to the arts and utilize the artists we have in our community. So I would encourage those who are looking at the buckets for this tax increase to set aside some for the arts. Stephanie Arrigotti mentioned the community center, I think that is very important. I would also encourage attention to the BAC. Very important and needing some funding and attention. And whatever happens in the downtown area, please encourage and involve the arts.

Bill Horne (business owner on North Carson Street):

I think before we narrow Carson Street we ought to take the city buses and remove half the seats. The project to narrow Carson Street will benefit possibly, but probably not, a few specialty businesses downtown. It is creating a bottleneck that will destroy businesses, and when you destroy businesses some businesses will relocate, but other businesses will bring traffic to Reno and the surrounding areas. When people in Carson City can’t find what they want, they will go elsewhere. An increase in sales tax does not guarantee an increase in revenue. The second issue is increasing the sales tax on these projects that are multi-year, like a house, is a long term tax increase commitment by the city. Most of the residents will not benefit from these, from what you’re doing. And most of the people elect officials to make their lives better. There’s a large population in Carson City, a large percentage, that are just getting by and are having trouble feeding themselves, and they will see this for what it is – a commitment to higher taxes. And the narrowing of Carson Street as one of the projects will hurt Carson City. Yes it’s pretty and staff has done a wonderful job presenting something but the long term effect will be damaging to Carson City. Please think about what you’re doing. When revenues increase then you can fund the projects. But when you increase taxes you will destroy business,

you will hurt the lives of the people you say you're benefitting and you will not be thanked in the long run I don't believe.

Chet Alexander (12 year Carson City resident):

A little recent history, if you'll recall we had an election not too long ago and a group of us worked very hard to defeat the downtown project, building a library monstrosity, which evidently the city felt we didn't need because unanimously the measure was defeated. Maybe that was defeated because there was not a need for the sales tax. I think that's important, I think that increasing the sales tax is self defeating. As far as narrowing Carson Street, how many people have been up to Virginia City on Sundays? That's what Carson Street will look like. You can't park, people don't know how to parallel park, old people aren't going to learn, it's going to be a disaster. Carson City, by the way has a few old people, one of them is standing right here. I do know how to parallel park but it's not something that's easily done. So if you're undecided just go up next Sunday and watch David John's play some music and try to find a place to park up there, to parallel park and try to get through town, you won't do it very quickly. I don't know about the MAC, I don't know enough to know about that. The animal shelter, it looks like a beautiful thing, I just heard it's \$400 and some a square foot. Why don't we just build a cinderblock structure? Put everything in it they need, but it doesn't have to be a Taj Majal. It just has to be functional and would be a lot cheaper. You can tell I'm against the project. Thank you.

Garrett Lepire (local business owner)

Thank you for coming out tonight - what a good turnout. Whether you support or don't support the project, a lot of the reasons I've been hearing are actually good reasons to support this project. The downtown, there's not a lot of businesses, not a lot of businesses you want to go to. That's the reason you want to support this is to get businesses that you would support. So the business formula in this is that you invest in infrastructure, and that infrastructure includes making it more attractive, narrowing the streets, parking, and so and so forth. And in turn, that attracts more businesses to invest privately to bring more diversified businesses to the area, which is what we all want. We want more shops, we want more restaurants, we want more boutiques. That's the whole idea behind this whole thing. And if you're going to spend \$30,000 a year in taxable sales, which is a huge amount, that's \$37.50 out of your pocket to improve the city you live in. Is your city not worth that? Is that too much money? In 2002 we had Fuji Park and it was put to the vote of the people. What they wanted to do was put a Walmart and another box store, I believe it was Best Buy. And those things they paid for tax revenue that pay for police and fire and street maintenance and improvements to your city. That was put to a vote of the people, which was voted down, and that development went to Douglas County. What sits there now on our most prime piece of real estate in Carson City is a fishing pond. In 2002 the Nugget project came up, not a very well presented project, the sales job just wasn't done very well. We have engineers and other people that aren't sales people that are trying to present things, that can happen. And that was soundly defeated as well. The bottom line is if you buy a house and you don't put money into it, you can't expect the value to raise. If you live in a city and you don't put money into it, you can't expect the value to raise. You want your kids and your grandchildren to live here, that's how you get them to do that is by bringing more things and enriching this community through a small investment every year. Once again \$30,000 a year in taxable sales that you spend, which

is astronomical, is \$37.50. That's pennies people. The reasons for now is because bond rates are low, which is going to allow us borrow at a lower rate and maximize our borrowing capacity, so we can have more money to put into these projects. The freeway will be completed in 2016 and all these projects, the MAC, the animal shelter, the corridor improvements, will take one to three years to be done. If we wait until the freeway is done in order to start these projects, we're going to be one to three years behind the eight ball, if that happens. These are not pie in the sky theories that people are pulling out of the air. These are factual things that have happened. Look at Livermore, California. Look at Danville, California. They've done it, and we can do it too. Have pride in the city. This is the capital city of Nevada. We all love living here, I love living here. Let's make this small investment into making it a better place. At the end of the day, all the other BS aside, that's what this is, an investment. Thank you.

Jed Block (50 year Carson resident):

The MAC, last forum someone had told me the money was diverted to the sheriff's office of \$1 million. It actually went to Fuji Park. When Question 18 was there I don't know what the critical needs were and everything else, but we've got \$5.5 million. Something to think about is I've got \$150,000 to buy a house, I'm driving an old beater for the past 15 years and it blows up. So I go out and buy a car for \$30,000 so I don't have to mess with it. Now I have \$120,000 left. I can't go to the bank and say I need more because I don't qualify for any more. So that's something to think about. Redevelopment, I think redevelopment with the last Board of Supervisors some of the money has been diverted in other areas, which it shouldn't have. But how do we go from here? Chet, I've been to VC and you know what's really cool about that? It's packed with people. There's things going on. There's 11 parades a year. What happens with the Taste of Downtown or Nevada Day? Legends of the West? Brew Fest? We need more events to bring people downtown. Kudos to Lisa. The Brewery Arts Center, the Carson City library were started with private money. Janice Goodhue started with a shovel at the state library, raised the money. Yeah her husband and all these other people got their names on a plaque but Janice is the one that started it. The Brewery Arts Center, the Carson City Arts Alliance bought that for \$100,000 and it was deeded over to the city after that. So that's something to think about. Shopping - there's no place to shop in town. All we've got is Murdock's, I'm going to Reno. Oh by the way we have Wolworth's too. What's changed? I don't know, we have Penney's, there's no where to shop. We have Kohl's, there's no where to shop. There's always no where to do something. When did this problem start? I was thinking about that the other day, it was about 1970. When they took parking off main street, oh my god the sky's falling, downtown might as well close up. 40 years later, oh my god, we're going to narrow down Carson Street and put parking on it, the sky is falling we're gonna close up. But what did happen in 1970? Lippencott tore down the old Deluxe Motel with Frontier Plaza. Rose Cochran moved Kitzmeyer Cochran up there, Muller's Drug moved to the Carson Mall, Capital Jewelers moved out Hwy 50, everyone started this exodus. That was 40 years ago. What do we do to try to do something to bring this back? And you want to know what's different between now and then? There were a lot of the bars and restaurants and law offices that we have now, but we don't have the newstand, we don't have the sporting goods store, we don't have a lot of the shops but we do have casinos that bring in revenue and we have a lot going on. I for one want to see Carson progress for a change instead of tearing things down. Am I in favor of the 1/8 percent? I can't say because everything is going up. But you know what, if you don't want

the tax raised please come downtown, volunteer, get involved, help raise money, do something for the betterment of your community. It's not all tax dollars, it's you and I making it work. Thank you.

Theresa Green Preston (54 year resident of Carson):

What I wanted to say is that in the private sector wages have gone down. I work for the State of Nevada and I make the same as I made in 2006 because everyone is tightening up and doing more with less. What I wanted to talk about is just a couple of things and some of them are questions. I'm not asking you to answer them now but I think they need to be answered. The MAC was originally figured out with Q18 money as were the bike paths and trails, so why are we bringing the MAC and bike paths and trails back since we already voted for a tax for that before? So I'm confused about that. I'm confused about did we pay for a tax for the Pony Express Pavilion? That's a whole other issue. I look at this and I don't know how many people really need an indoor running track suspended over a volleyball court. I just don't see it. The animal shelter, the \$372 dollars a square foot is pretty expensive, but when you figure out we already own the land it's even more expensive. The additional thing is why don't we do public private partnerships? This is something that I agree with Jed. Let's go ahead and start volunteering in our community. Let people know. I have taken things out to the animal shelter, I've taken food and I was told that they didn't need it. So my question is, if its a public private partnership perhaps they can work that out. In regards to the downtown, I have been through here and looked at this so many times. Parking, parking meters, curbs this high, diagonal parking, all of these different things. But one thing I've always figured out is if you want to go somewhere downtown you find a place to park. Now one thing I find interested is if you want a place for events, you want to have the outside food and things, why don't we shut down Curry Street? Let's shut down Curry Street. It's already there, it works. It works for Taste of Downtown, it works for Nevada Day. It would be a good experiment to go ahead and see the 20/20 group put together some events and bring people in to Carson. There's a wonderful opportunity that doesn't cost anything but let's see if that works before we starting tearing things up. The other thing I remember is when I was a kid, Lady Bird Johnson had a big thing on beautification and Carson City, before Ormsby County and Carson City combined, they voted to maintain the medians. Now we're talking about ripping them out. They were paid for by tax dollars. Can we rip them out? I don't know. Thank you.

Don Leonard: (82 year Carson resident):

I look at this piece that Jim Shirk sent out and I don't mean to insult anybody but it looks like everyone managed to get on this thing except the arts people. I took a look at some of this at a meeting on Tuesday morning. One lady talked about roundabouts and I thought, my god, we're not talking about roundabouts on Carson Street. If you've ever gone to Minden on Hwy 88, you will enjoy the roundabout they put there. I got behind a tractor trailer, he had a hell of a time getting around that roundabout. Now I know we're going to do all sorts of things downtown to increase business but the \$6,950,000 that we want to spend to destroy a good street, do you know that it will take \$55,600,000 additional sales just to pay for that? And that means for a \$30 purchase, they're going to have to increase purchases down there by 1,853,333 purchases. Give me a break. I apologize because I'm an ex-controller and I love numbers but this is silly. I'm against this.

Carol Howell:

I'm neither for or against this project to begin with. I just think it lacks a whole lot of details. The gentleman that opened up the meeting said it was brought about by groups of business people that came to the Board. But yet out here we watched programs that are five years old, or at least I was told they were videos five years old that had the parking in it. My question is these business groups that have come to the Board, who do they represent? How many businesses are backing this project or is it the small 20/20 group that has a large voice? What are the groups in all the corridors? How many businesses do they represent? Again, a few voices or a lot of them? That's a question.

Lee Plemel (in response):

Actually that's why we're doing this and reaching out to more businesses. Yes it was a relatively small number of businesses that got together and approached the Board and initiated this process. That's why we got the direction to come back and have these meetings and we handed out notices to all the businesses along the corridors about these workshops, and told them to get the comment sheet and give us their comments.

Carol Howell:

So for a few businesses in town, and I'm going to assume 100.

Lee Plemel (in response):

That's what we're trying to figure out now. That's the purpose of this public comment period, to get information. We haven't spent any money yet, we're going through this process to getting input because of a relatively few number of businesses.

Carol Howell:

And their push is all based on hopes and dreams and we all know where that has taken us so far. Where are the facts that we are going to attract all these businesses if we put \$17 million, I'm sorry \$35 million, because that's what it's going to cost, to improve downtown, revitalizing downtown? I can go to a lot of cities that did revitalizing that it did not work. And they're in trouble now, so there are mixed signals here, and for us to be trying to make a decision based on that is a problem for me. Now the animal shelter, I am a dog lover and have always had a dog. I love animals. But we don't even spend \$40 million to house homeless humans, let alone putting \$40 million into an animal shelter. I'm sorry, \$4 million. So in short, before any of us, and I would include the Board of Supervisors, could make a good assumption, there's just too many facts we don't know, too many details, and when you get someone telling you that something is going to cost \$17 and its \$35, I'm ready to walk out. Thank you.

Lisa Schuette (born and raised in Carson City):

I am the Founder of CASI, the non-profit helping Carson City raise money to build a new animal shelter. First of all, public private partnership, I encourage you to get involved, absolutely. We have had many community members work very hard to help solve this problem and be part of the solution instead of fretting that the animal shelter needs assistance and needs to be enlarged or how sad it is that the animals don't have homes, they're actually doing something about it. I would ask you to join us because that's what we're doing, actively raising money to build a shelter. Building a shelter is different from building a house, it is more expensive. We're not asking for the Taj Majal, but we do

have a shelter right now where people walk in and they are very sad and I know every one of you in here knows someone who has said, "Oh, I would love to go to the shelter but it's too sad, I get too depressed, I'd take all the animals home." We want those animals to go home, we don't want to have to build a shelter. But the reality is that there are animals that are homeless. There are too many people not spaying and neutering, there are too many people not taking care of their pets. A new animal shelter will help with that. We're trying to raise money for a spay neuter program. Part of this new building will incorporate a gift shop run by volunteers and that money goes to spay neuter programs, to educational programs, it goes to emergency programs so that we don't have to feel bad. But there are some really nice shelters where people feel they want to be there and when people go to shelters, animals get adopted. But please be part of the solution, that's what we're doing. And in terms of Carson City, our city is worth the investment. Our city is worth our time. Whether it's an investment in money from the 1/8 cent sales tax or it's an investment in going downtown and spending money and encouraging businesses to go downtown. I drive to other places because I love the quaint little towns. I love Nevada City, I love Murphys. Places that have cute little shops, places that have single lanes, and it's delightful. Even in Virginia City, even though it's hard to park, the stores are delightful. I encourage you to invest in our beautiful city, a city I was born and raised in, in a city I spend 80 hours a week volunteering for trying to make things better and I'm not alone. We have an incredible group of volunteers who really want to find solutions and build bridges to help make our city better. So let's all find solutions and figure out a way to bring businesses here, to bring interest here, and to get a shelter here so people can adopt animals so that these animals have a chance at a forever home. Thank you.

Doreen Mack (owner of Lofty Expressions):

I'm the founder of the Downtown 20/20 group. And with us is Dana, who is the president of this group. This has been a long three year process that we've been working on to improve our downtown core. Speaking with all the businesses down there to find out they are in trouble, and if we don't do something our economy is going to drop more than it already has. So we've taken the plan down to two lanes. I'm third generation from here. I remember when Carson City looked like this postcard and I walked those streets every day to go to school. It was people friendly, the merchants knew your name, it was lovely place to be. When it went to four lanes it drastically killed downtown. Every business died, and the malls came in and it dispersed out. We have nothing here to support those downtown businesses. And the whole purpose of this is to make it a destination place. We are the capital of Nevada and we need to be a place that people want to come to. I had a meeting with the college students the other night that was just phenomenal. We need hope. There's a lot of people here, this investment is in you and in this town, but you are worth that. Do we want to stay at a poverty level or be living on the street corners or are we going to raise the ante so we can live in an environment that we can all be proud of and our children want to stay here and go to school? The college is in trouble. How are we going to get students to come to school here if they come to a town that doesn't even exist? Now we're working on this and the whole point of this plan is to make it a walkable, friendly downtown that we can work on bringing businesses into, that they have access to their stores with parking. If you go to a mall and there is not one car out front are you going to want to go in? No. It's the same thing if you don't have parking on main street. If we don't have cars out there it shows that nobody is home. We need to support these businesses. Thank you.

Chris Bayer (Carson City resident):

I handed out the postcards, which I printed, I paid for. I like the card and I appreciate everyone coming tonight and I have to say that if I get into the details of the plan, if I look at the different components, and I look at the different pieces that are in the plans and the details, I can find problems. I can find lots of problems. I can find problems from here until a month from now. And I have to say that the strategy here, the way this process has to go I'm told, is that the Supervisors have to vote for this and then the rest of the details get worked out. Now you might not like that, I probably don't like that, but the people that need to be at the table are the ones looking at those details. And I'm looking out there at people who are saying well it's not perfect. It's not. It's not perfect, and who's going to make it better? Well, the people in this room. You're the ones, not somebody else. We've done what we can, those that have met and we're not perfect. We're not trying to pull the wool over your eyes that government is some wonderful thing. It isn't going to be that wonderful if you're not at the table. It's better when we're all working together and it is better when we're paying attention to the details. But at the end, what we're faced with is this black and white decision. We're either going to move forward, we're going to address the bypass that we've known for decades we were going to face. We're going to put our downtown and our town as a whole into a situation where business can prosper, increase our sales tax revenues, encourage entrepreneurship, encourage our students and young people to stay and invest in our community. Or we're going to obsess over the details and we're not going to find everything that we want right here today and we're going to give up. Because it's not perfect. So I really value the fact that you folks turned out tonight and I pray that we take the plunge, risky as it seems.

Monique Giron (Carson City resident):

I'm not a business owner, I'm the mom of a teenager here in Carson City and I'm also a member of CASI because I do support the fact that we need a new animal shelter for Carson City. I don't think it's a luxury to have an improved animal shelter. The existing shelter was built for a population of I think 5,000 people. We now have 55,000 plus residents in Carson City. And I would say for my interaction with people in Carson City, I've been a resident for about 13 years, I find more people than not have animals or like animals. But unfortunately I see a lot of irresponsible ownership of animals, so whether we like it or not that problem falls on the shoulders of the city. We are the ones that need to deal with and are affected by irresponsible or inadequate care of animals. That's where the animal shelter comes in. It's not just a place to hold an animal, it's a place to offer neutering and spaying, it's a place to offer education. And like Lisa said, if the facility is an adequate facility, and if it's the right size and pleasing to the eye, people are more likely to come to the facility. It's Saturday morning, let's go to the animal shelter, let's go see the dogs and cats. It's a pleasant place to be, people go there, when people walk in the door obviously the chances are much higher that someone is going to adopt an animal and take that animal home. Also for public safety, it's a necessity. It's not a luxury, it's not going to be the Taj Majal. The per square feet costs sound high but I think if you look at the details, you'll see that it's not a luxury it's a necessity and is a public health issue that needs to be addressed. Last, I agree with everybody that all of these issues are important and if you don't agree with putting money into things, put your sweat into the things that you do support. And lastly I do agree with the arts being supported in some way because I get a lot of benefit from the arts, I think we all do. Thank you.

Dave Aunkst (resident in Ward 2):

Since I have all the financial types here, can anyone tell me how much time we have left on the 1/8 cent sales tax for the V&T?

Nick Providenti (in response):

Yes, the bond gets paid off in 2025.

Dave Aunkst:

Does that mean it comes off at that time?

Nick Providenti (in response):

Yes, it has to by law unless the board at that time adopts another plan, but the board has to vote on that.

Dave Aunkst:

Second question, the five cents sales tax on gasoline, when the bypass is done is that going to come off?

Andy Burnham (in response):

No, it's firm unless the board decides to take it off at some point. But it's planned to be used for maintenance forever at this point.

Dave Aunkst:

Well I'm just having trouble with an additional 1/8 cent sales tax, I'm looking for a way to offset that and it doesn't look like that's going to happen. So basically the 1/8 bond issue would be until 2045. Well at this point, it would be nice to make these improvements, but I can't see supporting another increase in taxes along with all the increases we've had. You know along with real estate and utilities and on and on. The other thing is they tell me that when the bypass is complete, the traffic is going to drop drastically on Carson but I'm having trouble visualizing that. I think whatever we do we should endeavor to keep that four lanes. Some of these other cities have done that, they've put in these nice downtown projects but I would bet that they have alternate streets that you could use if you can't use Carson. Carson is the only straight, complete, north-south route that we have in town. Roop doesn't go all the way, Division doesn't go all the way, there's just no other street. So I think making that into two lanes I think we're going to have traffic problems and it will be a turn for the worse. Thank you.

Dana Freund (President of the Downtown 20/20):

It's really great to see such a vibrant group of citizens here, and that's what we all are, we're citizens of Carson City and we all vary in our opinions and our thoughts. And we have a big project here and we don't always like hearing especially about sales taxes. A couple of things we haven't talked about is legacy, and what we're going to be doing with what we have right now and how we're going to grow to continue to have this. It's about market share, it's about enticement and retention. It comes down to some simple things like that. What are we doing to entice people to come in? Well we have a group, and yes we're new, and yes we're flawed, we're highly flawed. But we're learning, we're growing, we're gathering, we're partnering. Since this happened and since we were

charged first with this to come back with a plan, we were asked this, and something amazing happened. We took fire to it. But what happened was that we took up the torch of what was already in place. Some of you have seen the beautiful Envision, the Winston conceptals that are out there. We, in this generation right now, have picked up the torch of amazing, incredible work that was done before us. So we've taken what has been said, we have adopted it, we have a plan. We've gathered with other community members, we are still making friendships, we are talking with the Brewery Arts Center. I was so tickled to see Stephanie Arrigotti get here. Some of the things that you haven't heard about or maybe you don't know about, and we'd like to encourage you, especially you passionate people who are upset, come to our meetings. Come and share your thoughts, come and make a difference with us for what you'd like to see happen here. We have a business activity, arts and events, going on. We've done the Brew Fest, we've done Street Vibrations, we are doing activities. We're going to do Carson Night Out. So please come and get involved. We have a plan, we are active in helping us grow. In the details, we're working with the city coming together to create the details and take those turtle steps so we do it right. We're asking for input, we're asking for people to please come and if you have concerns, what do you have for a solution? What ideas do you have to go forward and talk to each other and do this, because now we have a voice at the table. We're sitting with the city to plan our future. Please come and be a part of this. There's a lot of details you didn't see here or you haven't heard about but it's alive, it's active, and we're working on enticing people to come and retaining what we have. I invite you to come and join the 20/20 and share your voice with us and let's grow this community.

Linda McKenzie (18 year Carson resident):

My daughter just graduated from Carson High School. She did her senior project on animal welfare. We went to a CASI meeting, I'm now a member of the board of CASI, that's how important this became to me. I've been to the animal shelter, I've adopted cats from the animal shelter, and it is a depressing place. I can't believe that this capital city has an animal shelter that is 50 years old. It's appalling to me. I'm not going to speak to the MAC or the downtown project although I do think those are very valuable projects, but this is not a Taj Majal. If you've ever built a hospital, there's drainage issues, there's air ventilation issues, this isn't the Taj Majal, this is a place people will be happy to go to. It's a place to get trained to learn how to take care of animals, it's a place people will want to go. Now people don't want to go. And I think the capital city deserves that. Thank you.

Unknown:

Does anyone know what the sales tax was when the presentation had the 21 percent, what was the sales tax at that time?

Nick Providenti (in response):

The rate is actually less in 2006 because the state actually increased it in 2008. I believe it was 7.125 back in 2006.

Dana Freund (same as earlier):

This is an interesting point that no one talked about tonight. Sports in this community is incredible. It brings in a lot of dollars to this community. Do you know how much it brings into this community?

Roger Moellendorf (in response):

I do have an idea and we're lucky we have in the audience here Joel Dunn who formerly worked for our department and now he's in charge of the Visitors Bureau in Carson City. Annually for years Joel did a survey of the impact that sports and tournaments had in our community and I would defer to him but I believe that probably last year we were looking at about average \$16,000,000 and I think it's probably higher than that.

Dana Freund (same as earlier):

And from what I understand with the sports, and this is just sports, we have to turn a lot of people away and a lot of sporting events away because we don't have large enough facilities. And so one of the things that wasn't touched on was with the MAC growing, let's just say it makes that amount each year, even if there was a 10 percent because now it's bigger and we can bring in more people, what does even 10 percent of an increase look like just in sports? And what kind of impact does that have on the city?

Joel Dunn (in response):

As Roger mentioned I've actually run the sports tourism campaign for Carson City starting about eight years ago. And that was one of those partnerships that we created with the Visitors Bureau. That effort was to create new wealth to our community. The question was how much does sports bring in a year? As of last year, at least the 2012 economic impact report, very conservative in nature, we were looking at about \$96.14 per participant that travels to Carson City outside of 100 miles to participate in a sports tournament. The average in the state of Nevada for rural communities is actually about \$114 per person. We brought in a little over 76,000 people outside of 100 miles that participated in tournaments that lasted an average of 3.4 days. The overall impact from sports tourism, and this is just outdoor sports, this is not developing the shoulder season sports like you would look at for the MAC, this is just outdoor sports, and it was a little over a \$20 million economic impact for the community. When you look at how that plays out, 2.61 percent of the sales tax goes back to the general fund. So new wealth, new wealth is key to the success of our community. Actually 2.61 percent of the sales tax generated goes to the general fund. The entire project, all of the sports tourism campaign is funded through room tax. The CCCVB continues to support sports tourism in the community to the sum of a little over \$70,000 a year. Now you look at that investment, I believe that investing in new wealth, tourism in this community, has proven itself to be a viable economic engine for our community. \$70,000 turning into upwards of \$20 million, the \$70,000 covers all the direct costs for putting those tournaments on and that goes directly from the Visitors' Bureau room tax, directly to the city to put those tournaments on.

Unknown:

How much of that room tax is going to support the V&T Railroad?

Joel Dunn (in response):

Currently, the room tax in Carson City is 10 percent. Four percent of that room tax goes to support the V&T and the bond payment for the V&T.

Unknown:

What types of sports would the MAC bring in from out of town?

Joel Dunn (in response):

With the square footage and the open floor plan of the MAC, the opportunities are endless. You would look at anything from volleyball to indoor soccer to basketball. We really haven't had an opportunity in our community to look into the shoulder season. Representing lodging properties, we really look at creating room nights for the lodging properties from October to about the beginning of May and that's exactly what an indoor recreation facility would provide.

Unknown:

As far as outdoor soccer, being a soccer mom for many years, out at Edmonds participating in soccer tournaments every year teams come in from California and it appears to me that most of the revenue is going to the Topsy area businesses. And that's not a part of Carson City.

Joel Dunn (in response):

I can tell you that there certainly is leakage. In all the tournaments that we track, the economic impact data that I provide, that \$20 million reflects taking all of those teams that do not stay in Carson City or are from within the 100 mile radius out of the survey. So there's a lot more impact from those tournaments. As far as tracking the spending, we look at everything they spend from breakfast to snacks, every dollar they spend. To say that there's not leakage, absolutely there is leakage, but the significance of \$20 million if we lose some of that to the surrounding communities. Dana touched on the fact that we've had tremendous growth in the sport tournaments. We're actually at the point now where in my new position, I'm partnering with Douglas County. We cannot facilitate the size of the tournaments that we've created in the last eight years just in Carson City. So we are partnering with Douglas County and they're going to see the benefits that we've seen over the past eight years.

Dana Fruend (same as earlier):

Could you touch on the Brew Fest and how the partnership dovetailed for downtown?

Joel Dunn:

It was actually one of the first projects that I did as the new director of the Visitors Bureau. We had a major tournament in Carson City, it's actually been here for 13 years. It's a national tournament, fast pitch world championship. It brings in the best teams from the United States. I think last year's champion was from Texas. We started to see, through the economic impact surveys, a decline in the teams staying in Carson City. They were flying into Reno, they were finding that the average daily rate for lodging was a little lower in Reno. Well now we have a serious impact. The last economic impact survey, only about 17 percent of what a visitor spends is on lodging. The rest goes to the restaurants, it goes to retail sales. So there's big impact to our community when they stay in Reno. Thinking outside the box, it's a fast pitch men's tournament, seniors' tournament, 40 and over, what do they like to do? We need to find an ancillary opportunity in Carson City for entertainment, when they're through playing their games, to stay here. Beer. It really boiled down to beer. And I was able to reach out soon enough

in the scheduling to the tournament director and say listen, would you work with your teams when they register, let them know that I'm going to work with the downtown businesses, we're going to close main street, we're going to bring in entertainment, we're going to have a Brew Fest. Microbrewers from all over the region, Northern California down through Mammoth, they all came to Carson City. We saw a 33 percent increase for the teams staying in Carson City as a result of that. Not a lot of money spent, a collaborative effort of all the downtown businesses, very successful. So yes, we are trying to address the leakage we see outside of our community. We want to keep them here, and there are certain ways we can do that.

Doreen Mack (same as earlier):

One thing I'd like to mention that was brought up about the group being formed, and we had a stakeholders meeting where every downtown business and building owners were invited to come to and they all agreed that since the freeway has gone to Fairview, business has dropped for them 32 percent. When this continues and goes up the hill, they're going to lose more business. Traffic levels right now are at 1972. Parking spots, we've worked on a plan to where each parking spot downtown would be three feet longer to take up that space so that there is not that adjustment taking place out in the highway, it takes place in the spot itself. So that relieves any congestion that would be down there. I just wanted to get those points out, thank you.

Unknown:

So at the February 20th meeting, you're going to submit this. Surely the board isn't going to adopt the 1/8 percent at that meeting.

Stacy Giomi (in response):

It's an adoption of the plan. It's not levying the tax that day.

Andy Burnham (in response):

What will be in front of the board will be the plan of expenditure which is required to be adopted prior to starting on the ordinance. There will be the possibility for the board to do the first reading on the ordinance, it then requires a second reading. Then after that, if the board chooses to move forward on the tax, and votes in favor of it, by the way it takes four votes, two-thirds majority, and then if the two readings are successful then the tax will start July 1st. It will be up to the board how fast they want to move with this but they will be able to take action at that second meeting in February, February 20th.

Unknown:

Why isn't it up to the citizens and the taxpayers of the community?

Stacy Giomi (in response):

This 1/8 cent sales tax is, under state law, at the discretion of the elected county commission.