

**Carson City
Agenda Report**

Date Submitted: November 10, 2014

Agenda Date Requested: November 20, 2014

To: Board of Supervisors

Time Requested: 5 minutes

From: Community Development Department – Office of Business Development

Subject Title: For Possible Action: To adopt a Resolution authorizing the expenditure of \$271,942 from the Fiscal Year 2014-15 Redevelopment Revolving Fund, and to authorize the expenditure of an additional \$218,058 in FY 2015-16 Redevelopment Revolving Fund subject to approval of the FY 2015-16 budget by the Board of Supervisors, authorizing a total of \$490,000 to design and construct a pedestrian and events plaza on 3rd Street between Carson Street and Curry Street as an expenditure incidental to the carrying out of the Redevelopment Plan. (Lee Plemel)

Staff Summary: The Redevelopment Authority Citizens Committee (RACC) has recommended the construction of the 3rd Street Plaza as a top priority for Redevelopment to meet the objectives of the Redevelopment District. The preliminary design of the plaza, from which preliminary cost estimates have been produced, includes a permanent stage for events and pedestrian amenities and landscaping. If approved, it is anticipated that construction would begin in 2016.

NRS 279.628 permits the expenditure of money from the redevelopment revolving fund for the purpose of any expenses necessary or incidental to the carrying out of Redevelopment Plans.

Pursuant to NRS 279.628, this Resolution must be adopted by a two-thirds majority vote (at least four members) of the Board of Supervisors.

Type of Action Requested: (check one)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Resolution | <input type="checkbox"/> Ordinance |
| <input type="checkbox"/> Formal Action/Motion | <input type="checkbox"/> Other (Specify) |

Does This Action Require a Business Impact Statement: Yes No

Recommended Board Action: I move to adopt Resolution No. 2014-R-__ authorizing the expenditure of \$271,942 from the Fiscal Year 2014-15 Redevelopment Revolving Fund, and to authorize the expenditure of an additional \$218,058 in FY 2015-16 Redevelopment Revolving Fund subject to approval of the FY 2015-16 budget by the Board of Supervisors, authorizing a total of \$490,000 to design and construct a pedestrian and events plaza on 3rd Street between Carson Street and Curry Street as an expenditure incidental to the carrying out of the Redevelopment Plan.

Explanation for Recommended Board Action: The Redevelopment Authority Citizens Committee (RACC) has recommended the construction of the 3rd Street Plaza as a top priority for Redevelopment to meet the objectives of the Redevelopment District. The construction of the plaza would create a pedestrian-oriented space that would encourage visitations to the downtown area and provide needed public space for small concerts and events throughout the year.

Since the RACC's recommendation in early September, Parks and Recreation staff, with the help of a landscape architecture intern, has created preliminary plaza designs for the purposes of developing cost estimates. City staff has also met with the owners of the properties on 3rd Street (the Lopiccolos) to discuss design alternatives and refine the design.

According to the Lopiccolos, the former property owners of the historic St. Charles Hotel, the McFaddens, have verbally committed \$125,000 to assist in the construction of the plaza. In return, the McFaddens are requesting that they have the ability to name the plaza. If the Redevelopment Authority and Board of Supervisors approve the funding for the project, staff will bring an item back to the Board of Supervisors regarding the naming of the plaza. For more information on Bob McFadden's role in rehabilitating the St. Charles Hotel building on 3rd Street, go to <http://aroundcarson.com/tag/firkinandfox/>.

In addition to this direct money contribution, the Lopiccolos will be making improvements to benefit the project including building façade improvements on the north side of 3rd Street and the donation of an easement on their private property for the construction of the stage, along with other improvements to their buildings on 3rd Street.

With the recent approval of the Downtown Carson Street project, approval of this project will allow design of the plaza to be coordinated with the Carson Street design.

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

Fiscal Impact: \$271,942 from FY2014-15 (current year) Redevelopment budget and \$218,058 from the FY2015-16 Redevelopment budget; \$73,953 from Public Works Utilities funds.

Explanation of Impact: The money is available in the Redevelopment budget but not assigned to a specific project. Available funds from the current FY2014-15 budget are not enough to complete the project. Therefore, funds from the following year are required. Underground utilities would be upgraded with budgeted Utilities funds.

Funding Source: Redevelopment Revolving Fund annual budget; Utilities funds; private donations.

Alternatives:

1) Do not approve use of the funds for the 3rd Street Plaza.

Supporting Material:

1) Resolution (Refer to the accompanying Redevelopment Authority item for complete supporting materials.)

Prepared By: Lee Plemel, AICP, Community Development Director

Reviewed By:  Date: 11.10.14
(Community Development Director)
 Date: 11/10/14
(City Manager)
 Date: 11/10/14
(District Attorney)
 Date: 11/10/14
(Finance Director)

Board Action Taken:

Motion: _____

1) _____ Aye/Nay
2) _____

(Vote Recorded By)

RESOLUTION NO. 2014-R-_____

A RESOLUTION AUTHORIZING THE EXPENDITURE OF \$271,942 FROM THE FISCAL YEAR 2014-15 REDEVELOPMENT REVOLVING FUND, AND TO AUTHORIZE THE EXPENDITURE OF AN ADDITIONAL \$218,058 IN FY 2015-16 REDEVELOPMENT REVOLVING FUND SUBJECT TO APPROVAL OF THE FY 2015-16 BUDGET BY THE BOARD OF SUPERVISORS, AUTHORIZING A TOTAL OF \$490,000 TO DESIGN AND CONSTRUCT A PEDESTRIAN AND EVENTS PLAZA ON 3rd STREET BETWEEN CARSON STREET AND CURRY STREET AS AN EXPENDITURE INCIDENTAL TO THE CARRYING OUT OF THE REDEVELOPMENT PLAN.

WHEREAS, pursuant to NRS 279.628, the Carson City Board of Supervisors must approve by resolution, adopted by a two-thirds vote, the expenditure of money from the Revolving Fund for the Redevelopment Authority for any expenses incidental to the carrying out of a Redevelopment Plan adopted by the Carson City Board of Supervisors; and

WHEREAS, the Third Street is in Redevelopment Project Area No. 1 and the Plan for Redevelopment Project No. 1 encourages redevelopment assistance in providing "people-oriented areas" in the Downtown for daytime and evening special events and promotional activity (Objection #313) and, thus, there is a casual connection between this redevelopment effort and the need for this expenditure; and

WHEREAS, this incidental expense is necessary to ensure the Redevelopment Plan's objectives have been met; and

NOW, THEREFORE, BE IT RESOLVED that the Carson City Board of Supervisors hereby authorizes the expenditure of \$271,942 from the Fiscal Year 2014/15 Redevelopment Revolving Fund, and to authorize the expenditure of an additional \$218,058 in FY 2015/16 Redevelopment Revolving Fund subject to approval of the FY 2015/16 budget by the Board of Supervisors, authorizing a total of \$490,000 to design and construct a pedestrian and events plaza on 3rd Street between Carson Street and Curry Street as an expenditure incidental to the carrying out of the Redevelopment Plan.

Upon motion by Supervisor _____, seconded by Supervisor _____, the foregoing Resolution was passed and adopted this _____ day of _____, 2014 by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

**Robert L. Crowell, Mayor
Carson City, Nevada**

ATTEST:

**Alan Glover, Clerk
Carson City, Nevada**