

**Carson City
Agenda Report**

Date Submitted: November 10, 2014

Agenda Date Requested: November 20, 2014

To: Redevelopment Authority

Time Requested: 45 minutes

From: Community Development Department – Office of Business Development

Subject Title: For Possible Action: To approve and make a recommendation to the Board of Supervisors to authorize the expenditure of \$271,942 from the Fiscal Year 2014-15 Redevelopment Revolving Fund, and to authorize the expenditure of \$218,058 from the Fiscal Year 2015-16 Redevelopment Revolving Fund subject to approval of the 2015-16 Redevelopment budget by the Board of Supervisors, for a total of \$490,000, to design and construct a pedestrian and events plaza on 3rd Street between Carson Street and Curry Street, and direct staff to present conceptual and final designs to the Redevelopment Authority Citizens Committee for review and recommendations. (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.

Type of Action Requested: (check one)
 Resolution Ordinance
 Formal Action/Motion Other (Specify)

Does This Action Require a Business Impact Statement: Yes No

Recommended Board Action: I move to approve and make a recommendation to the Board of Supervisors to authorize the expenditure of \$271,942 from the Fiscal Year 2014-15 Redevelopment Revolving Fund, and to authorize the expenditure of \$218,058 from the Fiscal Year 2015-16 Redevelopment Revolving Fund subject to approval of the 2015-16 Redevelopment budget by the Board of Supervisors, for a total of \$490,000, to design and construct a pedestrian and events plaza on 3rd Street between Carson Street and Curry Street, and direct staff to present conceptual and final designs to the Redevelopment Authority Citizens Committee for review and recommendations.

Redevelopment Authority Citizens Committee Recommendation: Recommended approval of the 3rd Street Plaza as the top priority for Redevelopment project funding on September 3, 2014, by a vote of 6 ayes, 0 nays, and 1 absent.

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) Plaza conceptual design
- 2) Preliminary cost estimate
- 3) Aerial photo of existing conditions
- 4) Redevelopment budget five-year projection

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)
 Date: 11/10/14
(Parks and Recreation Director)
 Date: 11/10/14
(Public Works Director)

Board Action Taken:

Motion: _____

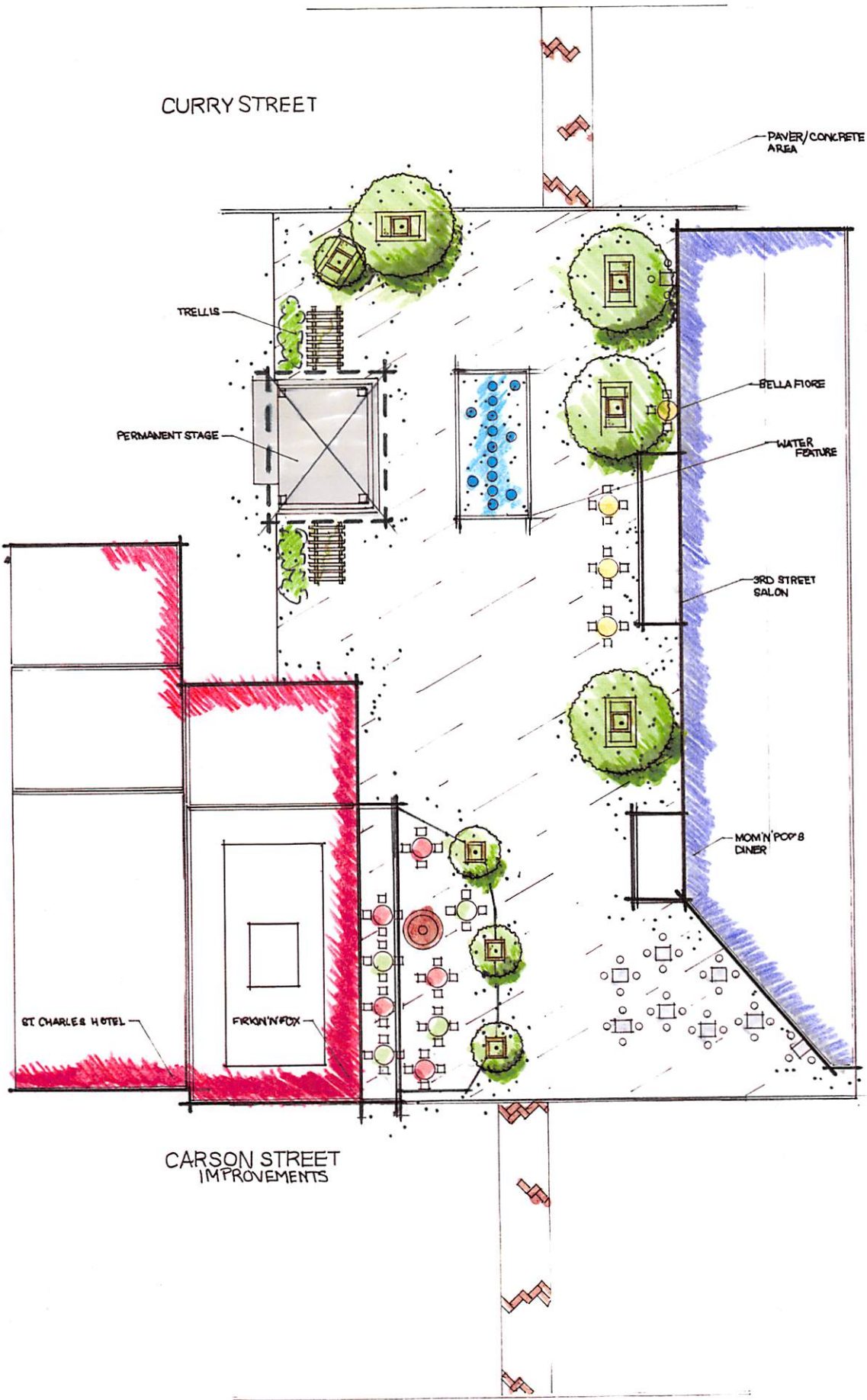
1)	_____	Aye/Nay
2)	_____	_____

(Vote Recorded By)

CONCEPTUAL DESIGN

11/5/14

PARKING LOT





Preliminary Cost Estimate and Funding Summary
3rd & Carson Project
11/5/2014

Funding Sources	
Source	Amount
McFadden Family	\$125,000.00
Redevelopment	\$490,000.00
Public Works	\$73,953.00
Total Funding	\$688,953.00

Construction Costs	
Item	Estimated Cost
Design	\$70,562.43
Project/Construction Management	\$40,801.94
Construction Cost	\$477,472.44
20% Contingency	\$94,083.24
Total Estimated Construction Cost	\$682,920.06

Notes:

The stage will be built on private property supplied by the owners of the St. Charles Hotel in an area currently used for parking. They will lease property to provide parking spaces for the spaces lost at an estimated present value of \$57,000.

The property owners have also agreed to perform a number of improvements in the area including rebuilding the facades and roofs on the buildings on the north side of the street, install a new ramp to the Firkin and the Fox, install a grease interceptor for Pop's Restaurant, remove the deck on the Firkin and Fox and reinstall the metal railings and redo the existing parking lot.



**THIRD STREET
EXISTING CONDITIONS
(AERIAL PHOTOGRAPH)**

REV	DATE	DESCRIPTION	BY	APP'D

**CARSON CITY
PUBLIC WORKS DEPARTMENT**

3505 BUTTE WAY CARSON CITY, NEVADA 89701
 PH: 897-2555 FAX: 897-2112

DESIGNED BY _____
 DRAWN BY _____
 CHECKED BY _____
 DWG NO. _____
 SCALE (HORIZ) 1"=20'
 SCALE (VERT) N/A
 PLOT DATE 11/29/14

Carson City Redevelopment Authority
 Projection
 FY 2015 - FY 2019

	FY 2015 Budgeted	FY 2016 Projection	FY 2017 Projection	FY 2018 Projection	FY 2019 Projection	
REVENUES						
Property Taxes	1,764,279	1,817,207	1,889,896	1,965,491	2,044,111	3% in FY 16, 4
Interest Revenue	3,000	3,000	3,000	3,000	3,000	
Charges for Services	11,000	11,000	11,000	11,000	11,000	
Other Local Govt Grants (Turf Maint)	5,379	5,379	5,379	5,379	5,379	
Beginning Fund Balance	256,689	184,669	200,000	200,000	200,000	
Total Rev and Fund Bal	<u>2,040,347</u>	<u>2,021,255</u>	<u>2,109,275</u>	<u>2,184,870</u>	<u>2,263,490</u>	

EXPENDITURES

Debt Service	279,850	278,400	279,600	275,400	276,000	Actual
Fiscal Charges	500	500	500	500	500	
Sal and Ben:						
Parks	102,443	107,565	112,943	118,591	124,520	5% per year
Administrative	186,695	196,030	205,831	216,123	226,929	5% per year
Other Expenditures						
Services & Supplies	269,248	275,000	275,000	275,000	275,000	
Special Events & Activities	65,000	65,000	65,000	65,000	65,000	
Nevada Day	25,000	25,000	25,000	25,000	25,000	
Farmers Market	15,000	15,000	15,000	15,000	15,000	
Xmas Tree Lighting	10,000	10,000	10,000	10,000	10,000	
Michael Hohl Incentive	480,000	480,000	480,000	480,000	480,000	
Big 5/Big Lots Incentive (est)	50,000	50,000	50,000	50,000	50,000	
Gottschalks Incentive (est)	100,000	100,000	100,000	100,000	100,000	
Infrastructure Projects (Undes)	271,942	218,760	290,400	354,257	415,541	
Ending Fund Balance	<u>184,669</u>	<u>200,000</u>	<u>200,000</u>	<u>200,000</u>	<u>200,000</u>	
Total Exp and Fund Bal	<u>2,040,347</u>	<u>2,021,255</u>	<u>2,109,275</u>	<u>2,184,870</u>	<u>2,263,490</u>	
Tot Rev less Exp	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	

Services and Supplies:

General Fund Internal Service Charges	116,066
Professional Services	20,000
BRIC rent and utilities	51,382
Advertising/Marketing	14,000
Publications	16,000
Misc Serv & Supp (dues, supplies, etc.)	51,800
	<u>269,248</u>