

**Carson City
Agenda Report**

Date Submitted: January 6, 2014

Agenda Date Requested: January 15, 2014

To: Redevelopment Authority

Time Requested: 30 minutes

From: Community Development Department – Office of Business Development

Subject Title: For Possible Action: To accept the recommendations from the Redevelopment Authority Citizens Committee (RACC) and rank long-term priorities for the use of undesignated infrastructure funds and other uncommitted Redevelopment funds. (Lee Plemel)

Staff Summary: The RACC discussed priorities for the use of Redevelopment funds on August 4 and September 3, 2014, and have recommended a priority list for the use of available funding in upcoming years to assist the Redevelopment Authority in making decisions regarding the use of those funds. The Board of Supervisors reviewed the RACC recommendations on November 20, 2014, but only accepted the 3rd Street Plaza as the top priority with direction for staff to bring the remaining list back to the Board for prioritization.

Type of Action Requested:

(check one)

Resolution

Ordinance

Formal Action/Motion

Other (No Action)

Does This Action Require a Business Impact Statement: Yes No

Recommended Board Action: I move to accept the recommendations from the Redevelopment Authority Citizens Committee regarding long-term priorities for the use of undesignated infrastructure funds and other uncommitted Redevelopment funds, as amended by the Redevelopment Authority.

Explanation for Recommended Board Action: The acceptance of the recommended priorities from the RACC will allow the Redevelopment Authority and Board of Supervisors to use those priorities when considering how available Redevelopment funds will be used.

The RACC discussed possible priorities at its meeting on August 4, 2014, and provided staff with suggested projects that the Redevelopment may wish to consider in upcoming years. On September 3 the RACC considered the potential projects and ranked them in order of priority as a recommendation to the Redevelopment Authority. A list of the recommended Redevelopment project priorities is attached, including a brief description of the project or activity and the applicable objectives from the Redevelopment Areas 1 and 2 Plans.

The recommendations are intended to be used by the Redevelopment Authority as a guide when considering the annual budget and how available funds will be used. In order for Redevelopment funds to be assigned to any given project, the Redevelopment Authority and Board of Supervisors must take a separate action to authorize that funding. The acceptance of the project priorities does not allocate funding to any project nor does it limit the Board's ability to adjust funding priorities as opportunities arise or circumstances change.

The 2014-15 Redevelopment budget includes \$271,942 for “undesignated infrastructure projects,” which is money that is currently not designated for expenditure on any specific project or program. Additional funds are projected in future budget years for this account, which could be used as funding to implement the recommended projects. With recent staff changes in the Office of Business Development, it is anticipated that more funds could be available for undesignated projects in future years than is shown in the current projection.

Though the Board may use any method it chooses to rank the recommended projects, it was suggested at the November 20 Board of Supervisors meeting that each Board member rank their priorities in order, from the top priority at number 1 to the lowest priority at number 10 (for the ten recommended projects). Staff can use these individual rankings at the meeting to develop an overall ranking for the entire Board to consider. Staff recommends that the Board be prepared to provide their individual rankings at the meeting.

For more information regarding the RACC recommendations, contact Lee Plemel (lplemel@carson.org) in the Community Development Department.

Applicable State, Code, Policy, Rule or Regulation: NRS 279 (Redevelopment of Communities)

Fiscal Impact: N/A

Explanation of Impact: Accepting the recommended project priorities does not authorize any expenditure but establishes a guide for possible future expenditures within available, budgeted Redevelopment funds.


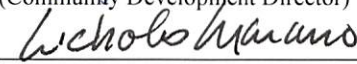


Funding Source: Redevelopment Revolving Fund.

Alternatives: Modify the Redevelopment project priorities.

Supporting Material:

- 1) RACC project priority list
- 2) Five-year Redevelopment budget projections

Prepared By: Lee Plemel, AICP, Community Development Director

Reviewed By:	 _____ (Community Development Director)	Date: <u>1-6-15</u>
	 _____ (City Manager)	Date: <u>1/6/15</u>
	 _____ (District Attorney's Office)	Date: <u>1/6/15</u>
	 _____ (Finance Director)	Date: <u>1/6/15</u>

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

**Redevelopment Authority Citizens Committee
Recommended Project Priorities 2014/15**

1. Construct a pedestrian events plaza on Third Street between Carson Street and Curry Street.
 - Encourage and assist in providing “people oriented areas” in the Downtown for daytime and evening special events and promotional activity. (Area 1, #313)
2. Help fund sidewalk improvements throughout the Redevelopment Areas
 - Improve the street, highway, bicycle and pedestrian circulation system to assure safe, convenient and aesthetically pleasing access to and throughout the area. (Area 1, #303)
 - Improvements in traffic circulation, landscaping, and streetscape (Area 2, #5)
3. Erect additional street lighting (beyond the Downtown project)
 - Improve the street, highway, bicycle and pedestrian circulation system to assure safe, convenient and aesthetically pleasing access to and throughout the area. (Area 1, #303)
4. Complete the Fuji Park sign on S. Carson Street/US 395 to promote events.
 - Improvements in traffic circulation, landscaping, and streetscape (Area 2, #5)
5. Erect directional signage throughout the Redevelopment Areas
 - Provide informational and directional kiosks in convenient pedestrian locations to allow visitors an opportunity to become familiar with the locations of the City’s historic, business, cultural, gaming, recreational and other places of interest. (Area 1, #309)
6. Assist with the closure of Minnesota Street between the BAC and the Performance hall and the construction of the BAC events plaza
 - Encourage and assist in providing “people oriented areas” in the Downtown for daytime and evening special events and promotional activity. (Area 1, #313)
7. Special Event Funding
 - Establish the highest possible level of recreational opportunity for the residents and visitors of all age levels. (Area 1, #320)
8. Reestablish an incentive program to improve vacant properties
 - Improve the appearance of commercial area through street beautification programs, building rehabilitation. (Area 1, #311)
 - Reuse of vacant retail buildings (Area 2, #8)

9. Assist with undergrounding and extension of utilities for new development (e.g. water, sewer, electrical, fiber optic)
 - Repair, construct, install, or replace new publicly owned utility systems such as water, storm drains and sanitary sewers where existing systems are nonexistent, inadequate, undersized or substandard. (Area 1, #302)
 - Underground present overhead utility systems where feasible and encourage the serving utility companies to assist in the costs thereof. (Area 1, #314)
 - Assist with construction of necessary utility lines to serve new development on commercial properties upon submittal of a plan for a project that would benefit the Redevelopment District. (Area 2, #9)

10. Help fund an economic study for vacant buildings (e.g. K-Mart, Toyota)
 - Continue and enhance a land-use pattern which creates vitality through diversity in activities and the age of improvements. (Area 1, #319)
 - Reuse of vacant retail buildings (Area 2, #8)

(Note: Applicable Area Plan and objective number noted in parenthesis for each potential project.)

Carson City Redevelopment Authority
 Estimated Budget 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% in FY17-19
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
Christmas 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 (Undesignated)	271,942	218,760	290,400	354,257	415,541
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Ending Fund Balance	<u>184,669</u>	<u>200,000</u>	<u>200,000</u>	<u>200,000</u>	<u>200,000</u>
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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>
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Tot Rev less Exp	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
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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>