



Carson City Redevelopment

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2101 – Hearing Impaired: 711
www.carson.org/obd

Date: June 29, 2014

To: Redevelopment Authority Citizens Committee
Meeting of July 6, 2015

From: Lee Plemel, Director

Subject: Discussion regarding Redevelopment priorities.

The RACC has previously discussed making recommendations to the Redevelopment Authority regarding priorities for the use of available Redevelopment funds. Redevelopment staff plans to bring an item to RACC at a future meeting to discuss and make recommendations to the Redevelopment Authority regarding future Redevelopment funding priorities. The purpose of this item is to identify topics of discussion for staff to prepare appropriate materials for RACC's consideration at the applicable meeting, tentatively scheduled for September 7, 2015.

In August and September 2014, RACC discussed and prioritized recommendations for the use of undesignated Redevelopment funds, as follows:

1. Third Street Plaza construction.
Status: The Redevelopment Authority/Board of Supervisors accepted this as a priority and authorized Redevelopment funds to help pay for the construction of the plaza as part of the Downtown Streetscape Improvement project. The Redevelopment Authority took no further action on other recommendations.
2. Sidewalk improvements within the Redevelopment District (beyond the Downtown project).
3. Additional street lighting (beyond the Downtown project).
4. Fuji Park/Fairgrounds Sign along S. Carson Street.
Status: Grant funding approved for the sign was unused and returned by Carson City, and the project is on indefinite hold. Approximately \$150,000-\$200,000 is needed for a message center sign.
5. Directional/wayfinding signage.
6. Brewery Arts Center park/plaza.
Status: The BAC has allowed its street abandonment and special use permit approvals to expire for the construction of an events plaza but has recently received approval from the Public Works Department to close a portion of Minnesota Street between the BAC and Performance Hall to allow more outdoor space for events.

7. Special Event funding.
Status: Special events were funded in FY 2015-16 consistent with prior years. The RACC and Redevelopment Authority have discussed reducing available funding in subsequent years.
8. Incentive program to improve vacant properties.
9. Assist with undergrounding and extension of utilities for new development (e.g. water, sewer, electrical, fiber optic).

Other programs or projects that have been discussed in recent months for the possible use of Redevelopment funds, and which may be considered by RACC, have included:

- Expand the Downtown Streetscape Improvement Project to include the side streets between the proposed Carson Street and Curry Street improvements (e.g. from Musser Street to Robinson Street). Current plans and available funding do not include reconstructing the sidewalks connecting Carson Street to Curry Street. Funds could be used to incorporate Downtown Streetscape Improvement Project materials and amenities on these connecting streets.
- Downtown façade improvement program. Many communities have implemented a façade improvement program to provide either grants or loans to property owners to complete façade improvements.
- Develop special event funding policies and/or application requirements to reduce funding for events over time. This may include identifying special events that should continue to be funded and may be included as budget line items each year (or discontinued as budget line items), such as Nevada Day and the City Christmas Tree lighting that are currently in the budget.
- Downtown art to enhance Downtown Streetscape Improvement project.
- Purchase property to redevelop.

As noted by the status of certain programs above, priorities may change over time. However, it is important to establish priorities to provide direction to City management and Redevelopment staff to allocate staff time and resources. The RACC may provide direction to staff in preparation of more detailed discussion at a future RACC meeting in order to make recommendations to the Redevelopment Authority regarding Redevelopment priorities for upcoming years.

If you have any questions regarding this item, please contact Lee Plemel at 283-7075 or lplemel@carson.org.

Attachments:

1. Five-year Redevelopment budget projection

Carson City Redevelopment Authority
 Projection
 FY 2016 - FY 2020

	FY 2016 Budgeted	FY 2017 Projection	FY 2018 Projection	FY 2019 Projection	FY 2020 Projection	
REVENUES						
Property Taxes	1,697,256	1,748,174	1,800,619	1,854,637	1,910,277	(3%/yr)
Interest Revenue	2,400	2,400	2,400	2,400	2,400	
Charges for Services	10,000	10,000	10,000	10,000	10,000	
Beginning Fund Balance	202,166	172,235	200,000	200,000	200,000	
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Total Revenue and Fund Balance	1,911,822	1,932,809	2,013,019	2,067,037	2,122,677	
EXPENDITURES						
Debt Service (last payment 2021)	278,400	279,600	275,400	276,000	281,200	(Actual)
Fiscal Charges	500	500	500	500	500	
Salary and Benefits:						
Parks	64,535	66,794	69,132	71,551	74,055	(3.5%/yr)
Administrative	47,521	49,184	50,906	52,687	54,531	(3.5%/yr)
Other Expenditures						
Services & Supplies	219,573	225,000	225,000	225,000	225,000	
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 (end date 2020)	480,000	480,000	480,000	480,000	480,000	
Big 5 / Big Lots Incentive (end date 2026)	50,000	50,000	50,000	50,000	50,000	
Carson Mall Incentive (end date 2029)	100,000	100,000	100,000	100,000	100,000	
Revolving Loan Program	1	1	1	1	1	
3rd Street Project	218,058	-	-	-	-	
Infrastructure Projects (Undesignated)	165,999	366,730	447,081	496,298	542,389	
Ending Fund Balance	172,235	200,000	200,000	200,000	200,000	
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Total Expenses and Fund Balance	1,911,822	1,932,809	2,013,019	2,067,037	2,122,677	
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Tot Revenue less Expenses	-	(0)	(0)	(0)	(0)	
Services and Supplies:						
General Fund Internal Service Charges	105,492					
Professional Services	20,000					
Rent and Utilities	21,718					
Advertising/Marketing	9,000					
Publications	16,000					
Misc Serv & Supp (dues, supplies, etc.)	47,363					
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	219,573					