



Community Development Department

108 E. Proctor Street
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Date: October 31, 2016 ITEM 5.4

To: Redevelopment Authority Citizens Committee
Meeting of November 7, 2016

From: Lee Plemel, Community Development Director

Subject: Action to provide direction to staff regarding the Redevelopment Revolving Fund expenditure plan for unallocated funds for FY 2016-17 and FY 2017-18.

RECOMMENDED MOTION: No action required. The RACC should have discussion and identify potential projects or programs for funding in the FY 2017-18 budget, which will be included on the list of projects for the RACC's consideration and recommendations to the Redevelopment Authority during the RACC meeting on February 6, 2017. The RACC may also provide direction regarding expenditures within the FY 2016-17 budget.

DISCUSSION:

The Redevelopment Authority Citizens Committee (RACC) made recommendations to the Redevelopment Authority in February 2016 regarding expenditures for the FY 2015-16 and FY 2016-17 Redevelopment Revolving Fund budgets as well as projected expenditures and revenues for the subsequent three years. The Redevelopment Authority then approved the attached Redevelopment Revolving Fund Allocation Plan.

The purpose of this item is to identify potential projects and programs for funding in the FY 2017-18 budget. Staff will take the comments and direction from RACC and prepare information for the RACC meeting on February 6, 2017, at which time the RACC will make formal recommendations regarding priorities and funding for a five-year allocation plan to implement the priority activities.

A total of \$355,000 in discretionary funds was budgeted for specific Redevelopment activities in FY 2016-17. Of that total, \$256,475 has been allocated thus far. \$225,000 remains undesignated and available for allocation or carryover into the next Fiscal Year budget, in addition to any carry-over funds from FY 2015-16 that will be put into the budget around the first of the year during budget augmentations.

Following is a status report on the activities as prioritized by the Board of Supervisors in the attached Redevelopment Revolving Fund Allocation Plan.

1. Improve the east/west connector streets between Carson Street and Curry Street to match the new Carson Street and Curry Street improvements.

The Downtown Streetscape Enhancement Project includes sidewalk and landscaping improvements to Carson Street between Fifth Street and William Street, and improvements to Curry Street between Musser and Robinson Streets. The sales tax project improvements do not

include sidewalk improvements on the connecting streets between Carson and Curry Streets, i.e. Musser, Proctor, Telegraph, Spear and Robinson Streets. Redevelopment funds would be used to make improvements to the sidewalks and landscaping along the side streets similar to the downtown project, including textured concrete and pavers, to improve the overall appearance of the area.

The estimated cost per side-street is approximately \$100,000, per the Public Works Department. The Curry Street project construction is scheduled for 2018, and it is not anticipated that construction on any of the side streets would occur before then. The allocation projection includes a total of \$500,000 for the five side streets spread over three years. It is assumed that construction on all the side streets would not occur in the same year as the Curry Street construction so that the entire blocks are not under construction at the same time. As design on the projects progress, cost figures will be narrowed down and construction periods could be adjusted. The RACC and Redevelopment Authority will have the opportunity to review these future budget numbers with more detailed project cost estimates prior to specific funds being budgeted in any given construction year. Additional funds could be added in future years for other side streets in the area, such as those between Musser and Fifth Streets.

2. Purchase downtown equipment and/or infrastructure to help facilitate special events.

The philosophy behind this activity is to reduce direct funding to individual events over time but replace that funding by providing the “infrastructure” necessary to put events on. \$25,000 has been budgeted and allocated to provide street closures for special events. An additional \$30,000 is budgeted to purchase equipment or other infrastructure to facilitate special events, but none of these funds have been allocated to specific purchases.

It was originally contemplated that the \$30,000 would go towards the purchase of equipment such as tent, tables, chairs, and garbage cans that can be used by special event operators. It could also include equipment for specific activities that are being discussed for McFadden Plaza, such as movie projection equipment for movie nights or equipment for other event ideas. To date, the need for specific equipment has not been identified or requested. However, with the downtown facilities still very new, it is anticipated that the infrastructure needs will be identified as more events occur. In addition, once the need for certain equipment is identified, a management plan needs to be in place for that equipment before it is purchased.

3. Implement a Façade Improvement Program.

A façade improvement program (FIP) assists property owners with improving the exterior appearance of their buildings, thereby improving the general appearance and attractiveness and increasing the overall desirability of the area. A total of \$200,000 was initially budgeted to fund the program, and a total of \$198,475 has been awarded to date. It is anticipated that the program will be funded next year, as well, for which \$20,000 has tentatively been projected.

4. Continue special event funding.

Special Event funding is anticipated to continue on a reduced basis each year, with the allocation split between arts and culture events and other special events.

5. Assist with undergrounding and utility extensions for new development.

This activity would include participation in the cost of extending or relocating off-site utilities for new development or redevelopment of a property. There are no known projects currently that would utilize such a program, but requests have been made in the past for such assistance and the money has been reserved for the activity. A utilities assistance program could help offset the cost of development where existing conditions with utilities are not conducive to developing a property. Policies and procedures need to be developed to implement such a program (the suspended business assistance program would be a good model with which to start).

6. Assist with the “Greening William Street” corridor improvements.

A “Greening William Street” public event was conducted in 2015 with an EPA grant, resulting in conceptual plans for the William Street commercial corridor from Carson Street to the Freeway. Improvements to William Street are planned in conjunction with other commercial corridor improvements under the approved sales tax expenditure plan. With South Carson Street improvements occurring sooner than originally planned per the City’s agreement with the Nevada Department of Transportation, improvements to William Street will likely be delayed by a couple of years. This would free up some Redevelopment project or program funding for the next couple of years. Staff will provide more detail on the projected timing of the project when the RACC discusses future budget projections in February.

Recommendations:

The RACC should have discussion and provide direction to staff regarding projects and programs that the Redevelopment Authority might want to consider for the remainder of FY 2016-17 and for the FY 2017-18 budget. Redevelopment staff will return to RACC on February 6, 2017, with any necessary additional information for RACC to make formal recommendations to the Redevelopment Authority. The RACC and Redevelopment Authority will review the expenditure plan each year and may revise annual budgets and projected expenses based on updated priorities.

Contact Lee Plemel at lplemel@carson.org or 283-7075 if you have any questions regarding this item.

Attachments:

1. Redevelopment Revolving Fund Allocation Plan

Redevelopment Revolving Fund Allocation Plan

Objective/Program/Project	2016-17 Budgeted	2016-17 Allocated	2017-18 Projected	2018-19 Projected	2019-20 Projected	2020-21 Projected	5-year Total
1. East/West Downtown Street improvements to match Carson/Curry Street improvements			\$ 200,000	\$ 100,000	\$ 200,000		\$ 500,000
2. Purchase downtown equipment/ infrastructure to facilitate special events	\$ 30,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000		\$ 45,000
2(A). Special event support, Public Works street closures	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000		\$ 100,000
3. Downtown Façade Improvement Program	\$ 200,000	\$ 198,475	\$ 20,000	\$ 20,000	\$ 20,000		\$ 260,000
4. Special Event funding	\$ 60,000	\$ 33,000	\$ 55,000	\$ 50,000	\$ 45,000		\$ 210,000
5. Assist with undergrounding and utility extensions for new development	\$ 40,000	\$ -	\$ 20,000	\$ 20,000	\$ 20,000		\$ 100,000
6. Assist with William Street corridor project			\$ 101,208	\$ 264,202			\$ 365,410
							\$ -
							\$ -
Total:	\$ 355,000	\$ 256,475	\$ 426,208	\$ 484,202	\$ 315,000	\$ -	\$ 1,836,885
Undesignated Available*:	\$ 225,000		\$ -	\$ -	\$ 610,924	\$ 956,427	\$ 1,792,351

As of October 31, 2016

* Does not include carry-over funds from FY 2015-16; pending budget augmentation in December/January.