

**CARSON CITY REDEVELOPMENT AUTHORITY**

**Minutes of the December 21, 2017 Meeting**

**Page 1**

**DRAFT**

A regular meeting of the Carson City Redevelopment Authority was scheduled to take place during the Board of Supervisors meeting on Thursday, December 21, 2017 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Karen Abowd  
Vice Chairperson Lori Bagwell  
Member John Barrette  
Member Brad Bonkowski  
Member Robert Crowell

**STAFF:** Nick Marano, City Manager  
Sue Merriwether, Clerk - Recorder  
Nancy Paulson, Deputy City Manager  
Adriana Fralick, Chief Deputy District Attorney  
Kathleen King, Chief Deputy Clerk

**NOTE:** A recording of these proceedings, the Redevelopment Authority's agenda materials, and any written comments or documentation provided to the Clerk during the meeting are part of the public record. These materials are available for review, in the Clerk's Office, during regular business hours.

**25. CALL TO ORDER AND ROLL CALL (3:02:56)** - Chairperson Karen Abowd called the meeting to order at 3:02 p.m., noting the presence of a quorum.

**26. PUBLIC COMMENT (3:04:57)** - Chairperson Abowd entertained public comment; however, none was forthcoming.

**27. POSSIBLE ACTION ON APPROVAL OF MINUTES - December 7, 2017 (3:05:04)** - Chairperson Abowd introduced this item, and entertained a motion. **Vice Chairperson Bagwell moved to approve the minutes. The motion was seconded and carried unanimously.**

**28. COMMUNITY DEVELOPMENT - POSSIBLE ACTION TO PROVIDE DIRECTION TO STAFF REGARDING REDEVELOPMENT PLANS AND ACTIVITIES, INCLUDING THE ROLE OF THE REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE IN THE REVIEW OF REDEVELOPMENT PLANS AND INCENTIVES (3:03:07)** - Chairperson Abowd read a prepared disclosure statement into the record, and advised that she would participate in discussion and action. Member Bonkowski read a prepared disclosure statement into the record, and advised that he would participate in discussion and action. Member Crowell read a prepared disclosure statement into the record, and advised that he would participate in discussion and action. Each of the disclosure statements were submitted to the Clerk for inclusion in the record. Chairperson Abowd entertained additional disclosures; however, none were forthcoming.

(3:05:32) Chairperson Abowd introduced this item. Community Development Director Lee Plemel provided background information and reviewed the agenda materials in conjunction with displayed slides. Mayor Crowell amended his disclosure to include that he is a third owner in the property at 510 West Fourth Street. He advised that a revised disclosure statement would be provided to the Clerk. Mr. Plemel responded to questions of clarification, and extensive discussion ensued.

**CARSON CITY REDEVELOPMENT AUTHORITY**

**Minutes of the December 21, 2017 Meeting**

**Page 2**

**DRAFT**

Chairperson Abowd entertained public comment. (3:55:15) Redevelopment Authority Citizens Committee Vice Chair Ronni Hannaman described her service, and advised that she had attended the meeting “because there was supposed to be, on the agenda, some direction of what the RACC is supposed to be doing. I’ve heard nothing of that at the moment. ... I think with our meeting in February we really need to get down to the brass tacks of that. From what I’m hearing here, you’re all over the board. I understand about your ... wanting more people to live downtown. There’s a lot of infill going on at the moment that’s more on the east side of Carson Street than on the west side. So I don’t know what area you’re talking about and there will be some ... in the Telegraph Square area.

“... I will tell you we were basically coerced on the windows improvement, the art improvement. That is not something that Redevelopment really wanted to do because we were asking at the particular time ... identify to us, please, what windows are empty. And there really were not a whole lot at the time ... So we really did not embrace that a lot, gave it begrudgingly, the \$10,000. And I agree with you, Mrs. Bagwell, that that \$10,000 would be much better served to go to the Community Center. I was just over there for the Christmas show and I’m tall and I have to tell you it’s arduous sitting in there for two hours or two and a half hours. I can’t stand it and I think that that has been long underserved ... by Redevelopment, that whole area.

“If you remember, Redevelopment was very instrumental ... the LED sign came out of the Redevelopment Committee. So those are the kinds of things I think the external, more than the internal is what is important. Up until about a year ago, ... RACC did not know its role. We would sit there and say, ‘Okay, what do you want us to do?’ We have maybe made some recommendations; however, it would come here and it wouldn’t go through or whatever so it was very frustrating. I have to tell you, we were very, very pleased when we had some authority, if you will, with the façade program ... And it took some of the pressure off of you because we were the Citizens Committee ... I feel that the committee, at the time, did a very good job for those who came in front of us. We did turn some down, took that pressure off of you, by saying it did not apply with what we had. So we felt pretty good about what we did and we know we have some money left but I think a lot of the major façades in the downtown core, which is what we were talking about, have been done.

“I recently saw ... under phase 2 ... for the Curry Street that the alley is going to be done and some of that money has now been put over to Public Works for the alley to be done. The Redevelopment Citizens Committee did recommend Third Street to become McFadden Plaza and I think that was a win / win and ... I think that really brings a lot more people downtown than one or two apartments. I also feel that Redevelopment should look at the BAC. With what has happened with the past couple of years with the concerts ... that’s pretty amazing ... and, for whatever reason, we’ve not really been able to look at that and I think we should. It’s part of the Redevelopment zone more so than where your office is, Bob. And that brings a lot of people in.

“What we, as RACC, were told initially is basically to do things to help eliminate blight and you’ve got the bigger picture but we have the smaller picture and that’s part of the façade; to make the downtown attractive so when phase 1 or Carson Street came to being that was pretty exciting to see the redevelopment ... of the store fronts. I mean it looks pretty darn good downtown right now. You know, you can’t have the whole City in Redevelopment. ... Maybe it’s time to take the downtown out of redevelopment and do something with North Carson. ... with all the motels that are up there, if you could somehow maybe make them look better. ... that could be part of the redevelopment also because that’s pretty darn ugly up there, from College Parkway down to about ... William Street. ... I think that would be a good thing for Redevelopment to consider in the future.

**CARSON CITY REDEVELOPMENT AUTHORITY**

**Minutes of the December 21, 2017 Meeting**

**Page 3**

**DRAFT**

“I mentioned the LED lighting. Also, another underused facility that the RACC has recommended for improvement over the years has been the Fuji Park fairgrounds. We’ve put up structures down there and I think that’s another thing, especially if we’re going to do the fairs in the future, we need to do stuff down there. Those are the kinds of things that I think ..., the little pieces of the puzzle that make the whole ... I think bottom line is the RACC should remain a viable committee. You haven’t even really discussed that, and allow us to look at some things because we look at stuff from the outside in ... and we’re all over the City and certainly can make recommendations.” Discussion followed, and Mr. Plemel acknowledged sufficient direction.

**29. PUBLIC COMMENT (4:12:59)** - Chairperson Abowd entertained additional public comment; however, none was forthcoming.

**30. ACTION TO ADJOURN (4:13:04)** - Vice Chairperson Bagwell moved to adjourn the meeting at 4:13 p.m.

The Minutes of the December 21, 2017 Carson City Redevelopment Authority meeting are so approved this \_\_\_\_\_ day of January, 2018.

---

KAREN ABOWD, Chair

ATTEST:

---

SUSAN MERRIWETHER, Clerk - Recorder