

**DRAFT MINUTES**  
**Regular Meeting**  
**Carson City Redevelopment Authority Citizens Committee (RACC)**  
**Monday, November 6, 2017 ● 5:30 PM**  
**Community Center Sierra Room**  
**851 East William Street, Carson City, Nevada**

**Board Members**

<b>Vice Chair– Ronni Hannaman</b>	<b>Member – John Barrette</b>
<b>Member – Court Cardinal</b>	<b>Member – Jason Justice</b>
<b>Member – Lee Kennedy</b>	<b>Member – Craig Mullet</b>

**Staff**

Lee Plemel, Community Development Director  
Adriana Fralick, Chief Deputy District Attorney  
Dan Stucky, City Engineer  
Tamar Warren, Deputy Clerk

**NOTE:** A recording of these proceedings, the board’s agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder’s Office, and available for review during regular business hours.

An audio recording of this meeting is available on [www.carson.org/minutes](http://www.carson.org/minutes).

**1. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF A QUORUM**

(5:30:48) – Chairperson Pro Tempore Mullet called the meeting to order at 5:30 p.m. Roll was called and a quorum was present.

Attendee Name	Status	Arrived
Vice Chair Ronni Hannaman	Absent	
Member John Barrette	Present	
Member Court Cardinal	Present	
Member Jason Justice	Present	
Member Lee Kennedy	Present	
Member Craig Mullet	Present	

**2. PUBLIC COMMENTS**

(5:31:17) – Chairperson Pro Tempore Mullet entertained public comments; however, none were forthcoming. He also expressed his sympathy to the victims’ families of the church shooting in Texas.

**3. FOR POSSIBLE ACTION ON APPROVAL OF MINUTES – August 7, 2017.**

**(5:32:30) – MOTION: I move to approve the minutes of the August 7, 2017 RACC meeting.**

<b>RESULT:</b>	<b>APPROVED (4-0-1)</b>
<b>MOVER:</b>	Justice
<b>SECONDER:</b>	Barrette
<b>AYES:</b>	Barrette, Justice, Kennedy, Mullet
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	Cardinal
<b>ABSENT:</b>	Hannaman

(5:33:05) – Mr. Plemel suggested hearing agenda item 4-C after item 4-A.

**4. MEETING ITEMS**

**4-A FOR POSSIBLE ACTION: TO ELECT A RACC CHAIR FOR THE REMAINDER OF 2017.**

(5:34:25) – Chairperson Pro Tempore Mullet introduced the item.

**(5:35:08) – MOTION: I move to appoint Craig Mullet to the position of Chair for the remainder of 2017.**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Cardinal
<b>SECONDER:</b>	Justice
<b>AYES:</b>	Barrette, Cardinal, Justice, Kennedy, Mullet
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Hannaman

**4-B FOR DISCUSSION ONLY: TO PROVIDE A PRESENTATION REGARDING THE 60% DESIGN OF THE DOWNTOWN CURRY STREETScape PROJECT AND TO IMPROVE THE FIVE CROSS STREETS BETWEEN CARSON STREET AND CURRY STREET FROM MUSSER TO ROBINSON.**

(5:42:50) – Chairperson Mullet introduced the item. Mr. Stuckey gave background and presented the agenda materials which are incorporated into the record, including the proposed project timeline. He also responded to clarifying questions by the members. Mr. Plemel reviewed the project funding sources, incorporated into the record as well. Member Barrett received confirmation that “there is no street money in this project” and that the infrastructure tax and Redevelopment funds will be fund it. There were no public comments.

**4-C FOR POSSIBLE ACTION: TO APPROVE REDEVELOPMENT CHRISTMAS ORNAMENT THEMES FOR 2018-2020.**

(5:35:25) – Chairperson Mullet introduced the item. Supervisor Lori Bagwell presented three ornament design options for the years 2018-2020. The ornaments represented the Wungnema House, the Western Nevada College Observatory, and the Stewart Indian School. Member Justice suggested timing the last ornament with the Stewart Indian School Museum opening. Chairperson Mullet noted that the observatory did not signify a historic building. Supervisor Bagwell referenced the list of past ornaments, incorporated into the record, and noted that the suggestions were based on buildings of significance to the community. There were no public comments. Chairperson Mullet entertained a motion.

**(5:40:45) – MOTION: I move to approve the following Christmas ornament themes:**

- 2018: Wungnema House**
- 2019: Western Nevada College Observatory**
- 2020: Stewart Indian School**

(5:41:04) – Member Barrette suggested amending the motion to state that the ornament sequence may be changed based on upcoming significant events such as the opening of the Stewart Indian School Museum. Member Justice accepted the amendment.

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Justice
<b>SECONDER:</b>	Barrette
<b>AYES:</b>	Barrette, Cardinal, Justice, Kennedy, Mullet
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Hannaman

**4-D FOR POSSIBLE ACTION: TO MAKE A RECOMMENDATION TO THE REDEVELOPMENT AUTHORITY REGARDING THE EXPENDITURE OF \$100,000 FROM THE FY 2018 REDEVELOPMENT REVOLVING FUND FOR THE DOWNTOWN CURRY STREETScape PROJECT, FOR A TOTAL OF \$350,000 FROM THE FY 2018 REDEVELOPMENT REVOLVING FUND FOR THE PROJECT; AND TO PROVIDE DIRECTION TO STAFF REGARDING THE REDEVELOPMENT REVOLVING FUND ALLOCATION PLAN FOR UNALLOCATED FUNDS FOR FISCAL YEAR (FY) 2019.**

(5:55:25) – Chairperson Mullet introduced the item. Mr. Plemel presented the agenda materials which are incorporated into the record, including the FY 2018 Redevelopment Allocation Plan and the FY 2017 and FY 2018 Façade Improvement Program Funding. Mr. Plemel also responded to clarifying questions by the Committee members. There were no public comments. Chairperson Mullet entertained a motion.

**(6:04:17) – MOTION: I move to recommend to the Redevelopment Authority approval of the expenditure of \$100,000 from the FY 2018 Redevelopment Revolving Fund for the Downtown Curry Streetscape Project, for a total of \$350,000 from the FY 2018 Redevelopment Revolving Fund for the Project as an expense incidental to the carrying out of the Redevelopment Plan that has been adopted by the Carson City Board of Supervisors, and based upon the findings that there is a causal connection between this redevelopment effort and the need for the expenses, the expenses are needed to ensure the success of the redevelopment plan and that the amount of the expenses to be given are minor in comparison to the money required for the overall redevelopment plan.**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Justice
<b>SECONDER:</b>	Barrette
<b>AYES:</b>	Barrette, Cardinal, Justice, Kennedy, Mullet
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Hannaman

(6:05:10) – Chairperson Mullet entertained discussion regarding identification of potential projects or programs for funding in future budget years. Member Barrette suggested supporting Façade improvement

programs for loft-type or other downtown housing. Mr. Plemel explained that a housing study was being done to identify needs and gaps. Member Justice and Chairperson Mullet were also in favor of downtown mixed-use housing. Member Kennedy requested clarification regarding the funding and he wished to understand whether Member Barrette was in favor of additional funding or the reallocation of current funds. Member Barrette stated that he was in favor of additional funds. Member Kennedy also inquired about redevelopment in North Carson City, and Mr. Plemel noted that the decision would come from the Board of Supervisors and it would be to eliminate or reduce blight. Chairperson Mullet gave background on the two current Redevelopment Districts. Discussion ensued regarding tax breaks for developing the deteriorating motel areas in the districts. Member Barrette suggested “widening the scope to South Carson” as well. There were no public comments.

**5. DISCUSSION ONLY**

**a. STAFF REPORTS AND UPDATES ON MATTERS RELATING TO THE RACC.**

(6:20:55) – Mr. Plemel explained that he was compiling a list of RACC duties, compared to those of the Board of Supervisors and the Redevelopment Authority, to be presented to this Committee at a later date.

**b. FUTURE AGENDA ITEMS FOR THE NEXT RACC MEETING.**

**c. RACC MEMBER REPORTS AND COMMENTS**

(6:22:13) – Chairperson Mullet requested an update on the South Carson Street improvements. He also announced that his term on the Committee was expiring, and that he had not made a final decision on whether he would reapply or not.

**6. PUBLIC COMMENTS**

(6:22:45) – Chairperson Mullet entertained public comment; however, none were forthcoming. He also thanked the Leadership Carson City participants for attending this meeting and encouraged them to volunteer to serve on City committees and commissions. Mr. Plemel noted that there will be two open positions on this Committee and encouraged members of the public to apply.

**7. FOR POSSIBLE ACTION: ADJOURNMENT.**

**(6:24:10) – Member Justice moved to adjourn. The motion was seconded by Member Barrette. The meeting was adjourned at 6:24 p.m.**

The Minutes of the November 6, 2017 Carson City Redevelopment Authority Citizens Committee meeting are so approved this 5<sup>th</sup> Day of February, 2018.

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CRAIG MULLET, Chair