



STAFF REPORT

Report To: Redevelopment Authority

Meeting Date: March 15, 2018

Staff Contact: Lee Plemel, Community Development Director

Agenda Title: For Possible Action: To accept the Redevelopment Discretionary Funds Allocation Plan for Fiscal Year 2019 and estimating future allocations for the following four years for the purposes of budget planning as recommended by the Redevelopment Authority Citizens Committee to implement Redevelopment objectives. (Lee Plemel, lplemel@carson.org)

Staff Summary: The Redevelopment Authority Citizens Committee (RACC) annually makes recommendations to the Redevelopment Authority regarding the allocation of undesignated Redevelopment funds and certain discretionary program funds for budget planning purposes. The Redevelopment Authority may modify the recommended allocations and/or add other projects or programs for current or future funding.

Agenda Action: Formal Action/Motion

Time Requested: 30 minutes

Proposed Motion

I move to accept the Redevelopment Discretionary Funds Allocation Plan for Fiscal Year 2019 and estimating future allocations for the following four years for budget planning purposes as recommended by the Redevelopment Authority Citizens Committee to implement Redevelopment objectives.

Board's Strategic Goal

Economic Development

Previous Action

The Redevelopment Authority Citizens Committee recommended approval of the proposed Redevelopment Discretionary Funds Allocation Plan on February 5, 2018, by a vote of 6-0 (1 vacancy).

Background/Issues & Analysis

The purpose of this item is to update the five-year plan for allocating certain discretionary Redevelopment funds to implement the priority Redevelopment projects and programs. This update includes allocation of funds for the draft FY 2019 Redevelopment Revolving Fund budget, and estimating expenditures for the following four years. This allocation plan is intended to provide for tentative funding for these projects and programs, but does not approve expenditures for specific projects within these categories. The implementation of specific projects will be brought back to RACC and/or the Redevelopment Authority according to the appropriate approval process for authorization of the actual expenditures. The five-year plan is reviewed and adjusted by the Redevelopment Authority each year based on available funds and changes in priorities.

Attached is a spreadsheet showing the RACC's ranking of new projects and recommended funding for the various projects and programs. The spreadsheet includes projects and programs carried forward from last year's Allocation Plan and new projects and programs as prioritized by the RACC. The table shows recommended funding for each activity by Fiscal Year with the total projected expenditures for that activity over the next five years in the right-hand column. The table also shows the total estimated available funds in

each year and the total estimated allocations for each year, including "Undesignated" funds and "Roll Forward" funds that are allocated to be carried forward to the following budget year. The Redevelopment Authority may use this table to make any adjustments to the proposed allocation plan.

In order to make more funds available for other projects, the RACC recommended two changes to the current FY 2018 budget, which are recommended in order to increase the FY 2018 "Roll Forward" funds for use in FY 2019. These proposed changes are to:

- 1) Reduce the funding for the Façade Improvement Program from \$100,000 to \$50,000 for FY 2018 and future years. The rationale for this is that the majority of projects that needed façade improvements have already been completed, and the funds could be added back into this program in future years if the demand increases. Of the \$100,000 in the FY 2018 budget, \$25,000 has been awarded to a project and an application for an additional \$21,000+/- is pending, which would be covered by the remaining \$50,000 in the budget.
- 2) Eliminate the \$20,000 funding for the Utility Extension Assistance program for FY 2018. The rationale for this is that there are no known projects in process that would request or need such assistance at this time, and any project coming in now would likely not need the funding (to start construction) before the beginning of FY 2019 in July.

Other than the two recommended changes noted above, the Allocation Plan as approved last year remains the same (shown in the upper half of the attached spreadsheet). Following is a status report on these activities that were previously approved in the 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.*

This project is fully funded and scheduled to be completed in 2018.

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 conduct events. The Redevelopment Authority has budgeted \$5,000 annually for this activity. In addition to this equipment funding, \$25,000 has been budgeted and allocated each year to provide street closures for special events.

Should the Redevelopment Authority agree with the RACC's recommendation noted later in this staff report to prioritize and fund a new portable sound system for \$5,000, staff recommends using FY 2018 Equipment and Infrastructure funding to make that purchase. This recommendation is reflected in the recommended Allocation Plan, attached.

3. *Façade Improvement Program.*

A façade improvement program 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 in FYs 2015-17 to fund the program, and \$100,000 is currently budgeted in FY 2018 and future years. To date, approximately \$158,000 has been reimbursed to property owners for façade improvement expenses, which has resulted in more than \$192,000 in private investment for a total of more than \$350,000 in downtown building improvements. As noted above, this funding is recommended to be reduced to \$50,000 for the remainder of FY 2018 and each subsequent year.

4. *Continue special event funding.*

Special Event funding is anticipated to continue on a reduced basis each year. Arts and Culture funding is budgeted to continue at \$25,000 per year.

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. As noted above, the \$20,000 for this activity in the FY 2018 budget is recommended to be rolled forward to FY 2019 for use in other projects.

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. Public Works staff will continue to seek grant funding supplement the Redevelopment and sales tax funding to complete this project. It is anticipated that design of this project could start in FY 2020.

7. *Downtown sidewalk improvements.*

As downtown streets/sidewalks continue to be improved in the immediate downtown area, the desire to make similar improvements to other streets has been identified for future funding. Funding for this activity was pushed back one year to FY 2020 to be able to complete the entire downtown Curry Street project in one year (in 2018).

This project category previously included improvements on Ann Street, adjacent to the Children's Museum, to create a new plaza area as part of the Museum. The Children's Museum staff has recently revised conceptual plans and now they do not plan on constructing improvements in the public right-of-way on Ann Street. Instead, they are proposing to create an on-site, secured playground area in the front of the building. This will reduce the proposed project cost from what was originally proposed. This project was specifically identified by the Board of Supervisors for consideration and, as such, has been included as a separate item for consideration under the list of the new programs and projects, below.

9. *Downtown Entry Signs.*

The Redevelopment Authority allocated \$30,000 in FY 2018 for downtown gateway signage. To date, \$5,000 has been authorized for expenditure for sign design in conjunction with the South Carson Street project.

8. *South Carson Street project enhancement.*

The Redevelopment Authority has allocated \$200,000 in FY2019 to provide for beatification enhancements to the South Carson Street Complete Streets Project. The project is expected to start construction by 2019.

10. *"Reimagine Space" Public Art Program.*

Implemented through the Culture and Tourism Authority, the Reimagine Space public art program involved the use of vacant or semi-vacant tenant spaces to create public art displays. It is anticipated that the program will be implemented in the Spring of 2018. Refer to the attached update from Mark Salinas, Director of Arts and Culture.

11. *Historic "Blue Line" rehabilitation.*

In 2016, the RACC recommended an allocation of \$26,000 to rehabilitate the Blue Line on the Historic Blue Line self-guided tour route. The initial intent was to remove and repaint the blue line. Based on subsequent discussions with the Board of Supervisors, the project transformed into exploring a more permanent solution

for identifying the Historic Blue Line tour route. The Culture and Tourism Authority has been working with the Public Works Department and a committee of stakeholders to identify a solution, which is proposed to include sidewalk medallions, signage, and a smartphone app.

New Projects and Programs:

The following projects and programs were added this year and ranked by the RACC for the Redevelopment Authority's consideration. The RACC only made recommendations for funding through a portion of the FY 2020 budget, leaving Undesignated funds available for future consideration for FY 2020 and beyond. Funding is recommended for the first four priority projects as noted below and shown in the lower half of the attached spreadsheet.

1. *Community Center/Bob Boldrick Theater seat replacement (and other improvements).
Recommended for \$220,921 in FY 2019.*

This project was identified as a high priority by the Board of Supervisors and top-ranked by the RACC. The cost of the complete Theater rehabilitation project is approximately \$600,000. The costs break down as follows, as estimated by the Parks and Recreation Department:

- \$50,000 – Design and contingency
- \$300,000 – Purchase, removal, replacement and installation of 700 seats
- \$50,000 – Resurfacing and treating concrete flooring
- \$100,000 – Painting
- \$100,000 – Removal and replacement of acoustic panels

The Parks, Recreation and Open Space Department indicates they would start construction of the improvements as early as late 2018 (FY 2019), subject to obtaining the funding. Redevelopment does not have the funds available in FY 2019 to fully fund the seating replacement or other project elements. Should funding be allocated to this project, it would be contingent upon other funding being allocated by the Board of Supervisors through Quality of Life funding or Capital Improvement Program funding to complete the project. The Parks, Recreation and Open Space Director has indicated that Quality of Life funds would be pursued to complete the project.

This project was initially recommended by RACC for \$183,859 in funding, based on what was thought to be the available funding at the time. However, after the RACC meeting, Finance has increased the amount of available undesignated funds based on revised budget savings and updated actual expenditures. Based on the top priority of this project, staff recommends putting any additional available Redevelopment funds in FY 2019 towards this project.

2. *Portable sound system (e.g. for McFadden Plaza).
Recommended for \$5,000 in FY 2018.*

The existing portable sound system in the Parks, Recreation and Open Space Department has proven inadequate for large crowds at McFadden Plaza. A better portable sound system (two-speaker PA with wireless mic) would cost approximately \$5,000. Such a sound system would become part of the Parks Department inventory of event equipment. The Department Director has indicated that this equipment is needed, will be useful, and can be managed by the Department within their existing systems and procedures. Staff recommends using the available FY 2018 Special Event Equipment and Infrastructure funds for this purchase.

3. *Children's Museum playground.
Recommended for \$50,000 in FY 2020*

As noted above, Children's Museum staff is proposing to create an on-site, secured playground area in the front and side of the existing building. Children's Museum staff did not have a project cost estimate as of the writing of this staff report. The RACC recommended a tentative allocation of \$50,000 in FY 2020 for this project, which

would give the Children's Museum a little over a year to design and prepare for construction of the project. Refer to the attached presentation from the Children's Museum for more information on their tentative plans.

4. *Fuji Park Fairgrounds Arena sound system replacement.*
Recommended for \$100,000 in FY 2020

The Fairgrounds Arena sound system is old and has recurring problems, causing continued maintenance expenses. The estimated cost of a new sound system is \$75,000-\$100,000. This includes approximately \$35,000-\$40,000 for a new "rack" system in control booth and \$40,000-\$60,000 for new outdoor speakers and other associated equipment.

5. *Downtown gateway arches.*

The RACC and Redevelopment Authority have previously been given presentations regarding a plan from the Downtown 20/20 group to construct downtown gateway arches on Carson Street at 5th Street and William Street. In addition to the graphics previously provided, the Downtown 20/20 group has obtained a design and construction cost estimate for one arch (see attached graphics and cost estimates). It is estimated that the total cost of construction for one arch would be closer to \$500,000. Should the Redevelopment Authority follow the RACC's recommendation, Redevelopment funds for this project would not be available before FY 2020. It is anticipated that the Downtown 20/20 group would raise partial funds to complete this project.

6. *Downtown housing assistance program.*

Downtown housing would help create more activity and support more businesses in the downtown area. The Board of Supervisors has identified the promotion of downtown housing as a goal. One way to encourage downtown housing is provide a financial incentive to developers of downtown properties. Such a program does not currently exist, but one could be modeled similar to the façade improvement program. Should the Redevelopment Authority fund this program, staff would need to develop a program that would meet the goals of the program as identified by the Authority.

7. *Building clearance assistance program.*

Nevada redevelopment law (NRS 279) allows redevelopment agencies to pay part or all of the cost of the clearance of buildings for redevelopment purposes. Of particular mention on this topic has been the former Jack's Bar site, which contains a historic structure in significant disrepair. While there are other issues that need to be considered regarding that particular property due to its historic status, the set-aside of Redevelopment funds could help a property owner decide to redevelop a site that would otherwise not be redeveloped due to the cost of demolition of existing structures. (Note: In the particular case of Jack's Bar, demolition would almost certainly include an arduous process of disassembling the existing structure in order to reuse the materials.)

Due to the uncertainty of private property becoming available to utilize this type of assistance program, the RACC prioritized it relatively low. Should an actual project come forward for assistance, available funds may be reallocated for this activity.

8. *Fuji Park event tents.*

The purchase of event tents was identified by both the RACC and the Redevelopment Authority for consideration. The RACC ranked this the lowest priority. Furthermore, after more consideration on the matter with City staff, it has been determined that the City should not take on the management of additional special event equipment without identifying how the costs associated with the management, maintenance and liability of such equipment will be paid. This should be further discussed with the Parks, Recreation and Open Space Department, which manages such equipment for events. Unless otherwise directed by the Redevelopment Authority, this activity will be dropped from the list for future years.

Conclusion:

The RACC made recommendations for the top priorities for the next two years, but did not choose to allocate additional funds for lower-priority projects at this time. The RACC recommends delaying decisions on allocations for those lower-priority projects until next year so that the RACC and Redevelopment Authority have more information on actual available funds and may consider revised priorities based on new programs or projects that may be added.

The Redevelopment Authority may approve the Allocation Plan as recommended by the RACC or make modifications to the recommendations in the spreadsheet. Staff will make the appropriate changes for the FY 2018 budget and FY 2019 draft budget based on the Redevelopment Authority's action.

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

Attachments:

1. RACC recommended Allocation Plan
2. Five-year Redevelopment budget projection (unamended, pending the Redevelopment Authority's action)
3. "Reimagine Space" update
4. Children's Museum presentation slides
5. Downtown gateway arch conceptual drawing

Applicable Statute, Code, Policy, Rule or Regulation

NRS 279 (Redevelopment of Communities), Redevelopment Area Plans

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number: Redevelopment Revolving Fund (603)

Is it currently budgeted? Yes No

Explanation of Fiscal Impact: The funds are available in the Redevelopment budget (estimated for future years) but not currently allocated to specific activities.

Alternatives

1. Modify the RACC's recommendations.

Board Action Taken:

Motion: _____

1) _____

Aye/Nay

2) _____

(Vote Recorded By)

FY 2019 Redevelopment Discretionary Funds Allocation Plan

| Objective/Project/Program | (Current) FY 2018 | FY 2019 | FY 2020 | FY 2021 | FY 2022 | DRAFT FY 2023 | 5-year Total |
|---|----------------------|-------------------|-------------------|-------------------|---------------------|---------------------|---------------------|
| E/W Downtown street/alley improvements | \$ 350,000 | \$ 200,000 | \$ - | | | | \$ 200,000 |
| Special Event equipment/ infrastructure | \$ - | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ 25,000 |
| Special event support, street closures | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 125,000 |
| Façade Improvement Program | \$ 50,000 | \$ 50,000 | \$ 50,000 | \$ 50,000 | \$ 50,000 | \$ 50,000 | \$ 250,000 |
| Special Event funding (RACC) | \$ 30,000 | \$ 25,000 | \$ 20,000 | \$ 15,000 | \$ 10,000 | \$ 5,000 | \$ 75,000 |
| Arts & Culture Commission/Events | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 125,000 |
| Utility extension assistance | \$ - | \$ 20,000 | \$ 20,000 | \$ 20,000 | \$ 20,000 | \$ 20,000 | \$ 100,000 |
| Assist with William Street corridor project | | | \$ 85,000 | \$ 300,000 | | | \$ 385,000 |
| Downtown Sidewalk Improvements | | | \$ 200,000 | \$ 100,000 | \$ 100,000 | \$ 100,000 | \$ 500,000 |
| South Carson Street beautification | | \$ 200,000 | | | | | \$ 200,000 |
| Downtown Entry Signs | \$ 30,000 | | | | | | \$ - |
| Reimagined Space Public Art Program | \$ 10,000 | | | | | | \$ - |
| Blue Line rehabilitation | \$ 26,000 | | | | | | \$ - |
| <i>New Projects/Program Ranked by RACC</i> | | | | | | | |
| <i>1. Bob Boldrick Theater seat replacaeement</i> | | \$ 220,921 | | | | | \$ 220,921 |
| <i>2. Portable event sound system</i> | \$ 5,000 | | | | | | \$ - |
| <i>3. Children's Museum playground</i> | | | \$ 50,000 | | | | \$ 50,000 |
| <i>4. Fuji Fairgrounds arena sound system</i> | | | \$ 100,000 | | | | \$ 100,000 |
| <i>5. Downtown Arches</i> | | | | | | | \$ - |
| <i>6. Downtown housing assistance program</i> | | | | | | | \$ - |
| <i>7. Building clearance assistance program</i> | | | | | | | \$ - |
| <i>8. Fuji Park event tents</i> | | | | | | | |
| Roll Forward: | \$ 170,921 | \$ - | \$ - | \$ - | \$ - | \$ - | |
| Total Expenditures: | \$ (721,921) | \$ (770,921) | \$ (580,000) | \$ (540,000) | \$ (235,000) | \$ (230,000) | \$ (2,355,921) |
| Undesignated: | \$ - | \$ - | \$ 200,258 | \$ 371,016 | \$ 1,000,335 | \$ 1,049,854 | \$ 2,621,463 |

Notes: \$ 100,921 \$ 300,258 \$ 321,016 \$ 950,335 \$ 999,854

- FY 2018 allocations in bold/italics have been authorized for expenditure.
- After RACC's recommendation, FY 2018 Undesignated increased from \$68,859 to \$100,921 based on Finance Department updates to the budget. Funding is increased accordingly for the Bob Boldrick Theater project in FY 2019.
- Highlighted cells show modifications and additions recommended by RACC or modified by staff (see staff report for explanations).
- RACC recommends reducing Façade Improvement Program funding in FY19 and subsequent years from \$100,000 to \$50,000 to increase available Undesignated funds for other project/programs. Also, \$20,000 of FY18 Utility Assistance funds reallocated to Undesignated.

Carson City Redevelopment Authority
Projection
FY 2018 - FY 2023

| | FY 2018 Re-Estimated Budgeted | FY 2019 Projection | FY 2020 Projection | FY 2021 Projection | FY 2022 Projection | FY 2023 Projection | |
|--|-------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|---------------------|
| REVENUES | | | | | | | |
| Property Taxes | 1,863,779 | 1,931,330 | 1,989,270 | 2,048,948 | 2,110,416 | 2,173,728 | 3% in FY 20 - 23 |
| Interest Revenue | 9,500 | 9,500 | 9,500 | 9,500 | 9,500 | 9,500 | |
| Charges for Services | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | |
| Beginning Fund Balance | 0 | 0 | 0 | 0 | 0 | 0 | |
| Roll-Forward | 574,014 | 427,257 | 200,000 | 200,000 | 200,000 | 200,000 | |
| | 330,545 | | | | | | |
| Total Rev and Fund Bal | 2,785,338 | 2,375,587 | 2,206,270 | 2,265,948 | 2,327,416 | 2,390,728 | |
| EXPENDITURES | | | | | | | |
| Debt Service (last payment 2021) | 275,400 | 276,000 | 281,200 | 280,800 | - | - | Actual |
| Fiscal Charges | 100 | 100 | 100 | 100 | - | - | |
| Sal and Ben: | | | | | | | |
| Parks: | | | | | | | |
| Salary | 63,158 | 67,601 | 70,643 | 73,822 | 77,144 | 80,615 | 4.5% per year |
| Benefits | 17,414 | 21,768 | 22,748 | 23,772 | 24,842 | 25,960 | |
| Administrative: | | | | | | | |
| Salary | 54,347 | 63,847 | 66,401 | 69,057 | 71,819 | 74,692 | 4% per year |
| Benefits | 16,344 | 28,043 | 29,165 | 30,331 | 31,545 | 32,806 | |
| Other Expenditures | | | | | | | |
| Services & Supplies | 173,027 | 174,440 | 225,000 | 225,000 | 225,000 | 225,000 | |
| Special Events & Activities | 30,000 | 25,000 | 20,000 | 15,000 | 10,000 | 5,000 | |
| Arts & Cultural Events | 31,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | |
| Nevada Day | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | |
| Farmers Market | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | |
| Xmas Tree Lighting | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | |
| Epic Rides | 30,000 | 30,000 | 30,000 | - | - | - | |
| Michael Hohl Incentive (end date 2020) | 480,000 | 480,000 | 58,016 | - | - | - | |
| Sales Tax Incentive Program | 160,000 | 160,000 | 160,000 | 160,000 | 160,000 | 160,000 | |
| Campagni Incentive | 215,180 | 223,787 | 232,739 | 242,048 | 251,730 | 261,799 | 4% increase in Sale |
| Revolving Loan Program | 1 | 1 | 1 | 1 | 1 | 1 | |
| PW Event Street Closures | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | |
| Façade Improvement Program | 175,189 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | |
| Downtown Equip & Infrastructure | 25,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | |
| Utility Assistance Program | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | |
| East/West Downtown Street Impr | 350,000 | 200,000 | - | - | - | - | |
| William Street Corridor Project | - | - | 85,000 | 300,000 | - | - | |
| South Carson Street Project | - | 200,000 | - | - | - | - | |
| Downtown Side Street Improvements | - | - | 200,000 | 100,000 | 100,000 | 100,000 | |
| Blue Line Rehabilitation | 26,000 | - | - | - | - | - | |
| Reimagine Space Art Program | 10,000 | - | - | - | - | - | |
| Downtown Entry Signs | 30,000 | - | - | - | - | - | |
| Undesignated | 100,921 | - | 300,258 | 321,016 | 950,335 | 999,854 | |
| Ending Fund Balance | 427,257 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | |
| Total Exp and Fund Bal | 2,785,338 | 2,375,587 | 2,206,270 | 2,265,948 | 2,327,416 | 2,390,728 | |
| Tot Rev less Exp | - | - | - | - | - | - | |

Services and Supplies:

| | | |
|---------------------------------------|----------------|----------------|
| General Fund Internal Service Charges | 51,669 | 53,106 |
| NID Maintenance | 26,472 | 26,472 |
| Fleet Internal Service Charges | - | - |
| Professional Services | 20,000 | 20,000 |
| Rent and Utilities | 21,726 | 21,702 |
| Advertising/Marketing | 9,000 | 9,000 |
| Publications | 1,860 | 1,860 |
| Membership & Dues | 8,000 | 8,000 |
| X-Mas Ornaments | 8,000 | 8,000 |
| Building Repairs | 4,800 | 4,800 |
| Power | 6,400 | 6,400 |
| Operating Supplies | 5,000 | 5,000 |
| Printing | 2,500 | 2,500 |
| Telephone | 1,800 | 1,800 |
| Travel | 1,500 | 1,500 |
| Heating | 1,600 | 1,600 |
| Training | 1,000 | 1,000 |
| Office Supplies | 1,000 | 1,000 |
| Equipment Repair | 500 | 500 |
| Postage | 200 | 200 |
| | 173,027 | 174,440 |

January 31, 2018

Lee,

Thank you for allowing me to comment upon the planning and usage of the \$10,000 that the Redevelopment Authority Citizens Committee and the Board of Supervisors kindly approved to the Carson City Visitors Bureau's Re-Imaged Space Campaign on March 16, 2017.

I understand that this memo will be shared at the RACC Meeting on February 5 and then to the Board of Supervisors on March 15, 2018.

In the past 15 months I've been able to get my feet under me and fully understand the creative and administrative elements of my municipal duties while housed at the Visitors Bureau. In understanding the additional responsibilities this project presented, I opted to combine this project with one I created which was already in the works: the NEA's Big Read Grant, scheduled for May/June of 2018. This National Endowment of the Arts grant was only awarded to Carson City this year, and the last Nevada recipient was 8 years ago.

I reached out to 2 property owners, located in the Redevelopment District in August and September 2017 with proposed imagery related to the May/June 2018 events. One project is a giant wheat paste installation on the rear wall of a vacant commercial property and the other is a full vinyl window wrap of a vacant commercial building.

These projects, which qualify for the Re-Imagined Space eligibility, will be revisited with the property owners as I create these 30 days of events which the grant requires. Of course, the duration of the artworks will last several months and are likely to be included in an update Art Walk.

Please feel free to contact me with any concerns. I understand the finances have been set aside and rolled over. They will be spent on improving the quality of life of our Redevelopment District.

Sincerely,

Mark Salinas



The Children's Museum in Carson City

A play-based learning environment featuring hands-on learning adventures in the arts, sciences, and humanities that bring the joy and wonder of discovery to children (together with their families) from all economic and cultural backgrounds.

“Play is the beginning of knowledge.”

-George Dorsey

“Play is the only way the highest intelligence of humankind can unfold.”

Joseph Chilton Pearce

“Necessity may be the mother of invention, but play is certainly the father.”

Roger von Oech

“Almost all creativity involves purposeful play.”

Abraham Maslow

Why are we here today?

We have this wonderful building,
but it is all indoors.

We lack an outdoor space.

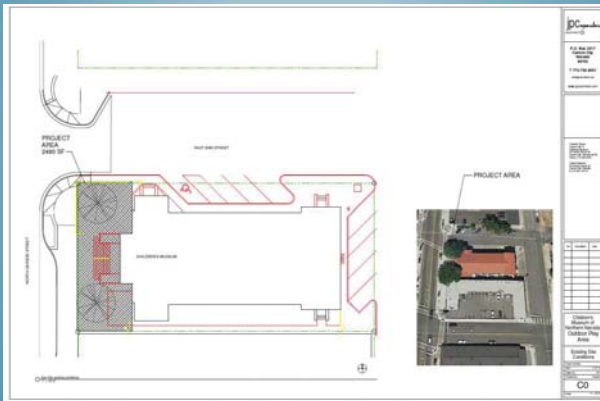
OK, we don't have a lot of space . . .



There was space at one time . . .



Here is one idea today . . .



PROJECT AREA



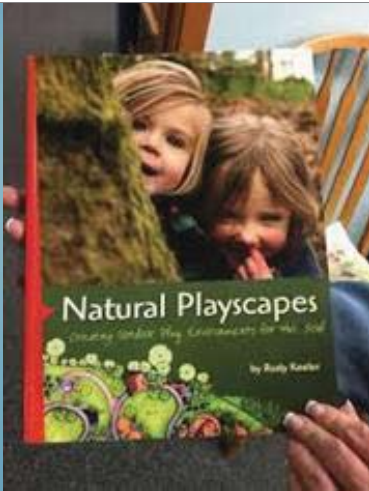
An enclosed secure outdoor area!



And what would we put
in this outdoor area!

The following pictures
are some ideas.





Thank You !

Any questions ?

And here is another reason to invest in the Children's Museum, it is a valuable asset to community!

It's even at the top of the list when you "Google" Carson City.



Carson City

City in Nevada

Carson City is the capital city of Nevada. In its center, the 19th-century Nevada State Capitol Building features a grand silver cupola. Housed in the former Carson City Mint, the Nevada State Museum features an underground mine, a mammoth skeleton and an 1800s coin press. Nearby, the Children's Museum of Northern Nevada offers science and art activities. The Nevada State Railroad Museum displays vintage trains.

Elevation: 4,802'

ARCH AT FIFTH AND CARSON STREET

- *Cupolo's represent Capital Building (lighted)
- *Sandstone Base represents old Roundhouse
- *Street Light incorporated in Arch
- *Arch design made of Scrolled Iron (lighted)
- *Date Carson was established (in Center)
- *Nevada State Capital or Historic Downtown (below)

(Cupolo's could be used for historic markers around town)



September 21, 2017

Doreen Mack
Downtown 20/20
Carson City, NV 89701

Phone: 775-885-2444
Email: loftyexpressions@sbcglobal.net

**Re: Architectural, Civil, Structural, Electrical Engineering Services
2 Arch Structures
Fifth & Carson Street and Williams and Carson Street
Carson City, NV**

Doreen,

We look forward to teaming with you on this project located at the aforementioned address. We anticipate that the construction documents for these 2 arches will entail Architectural, Civil, Structural, and Electrical sheets. The estimated design fee for this project is in the \$60,000 to \$80,000 range.

Sincerely,

McElhaney Structural Engineers, LLC



Brett A. McElhaney, MA, MS, PE, SE



Q&D CONSTRUCTION, INC.

est. 1964

October 26, 2016

Doreen Mack
President - Downtown 20/20

Re: Carson City Gateway Arch
Subj. Conceptual Pricing

Dear Mrs. Mack,

Q&D Construction, Inc. has reviewed the rendering of the Carson City Gateway Arch and prepared a budgetary proposal to help the Downtown 2020 group develop a plan to move forward with this project. Based upon our interpretation of the rendering and information gathered at a meeting of the Downtown 20/20 group, the following items of work will be required to build a single gateway arch across Carson Street.

| <u>Description</u> | | <u>Quantity</u> |
|--|-----|-----------------|
| AC and Concrete Demolition | 1 | LS |
| Foundation Construction | 2 | Ea |
| Structural Steel Columns | 2 | Ea |
| Limestone Façade | 480 | SF |
| Luminaires | 2 | Ea |
| Steel Arch / Architectural Scroll Work | 1 | LS |
| Arch Lighting | 1 | LS |
| Flag Extensions and Pulleys | 2 | Ea |
| Flower Basket Brackets | 4 | Ea |
| Electrical Improvements | 1 | LS |
| Permanent AC Patch | 1 | LS |
| Mill and Overlay Roadway | 1 | LS |
| Permanent Striping Replacement | 1 | LS |
| Replace Concrete Improvements | 1 | LS |
| Project Management | 1 | LS |
| Mobilization | 1 | LS |
| Traffic Control | 1 | LS |

Total: \$315,000

This budgetary proposal does not include engineering, permits, fees, or other soft costs. This is strictly the cost we anticipate for construction of the improvements. At this point in the planning process, we would recommend considering a contingency amount through the budgeting and planning to provide for funding of unforeseen conditions or unexpected costs.

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Q&D CONSTRUCTION, INC.

est. 1964

Q&D looks forward to working with your group as your project moves forward.

If you have any questions or comments please give me a call at 775-302-6474.

Sincerely,

Q&D CONSTRUCTION, INC.

Jeff Bean

Department Vice President Heavy Civil Department

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