



STAFF REPORT

Report To: Redevelopment Authority **Meeting Date:** June 6, 2019

Staff Contact: Lee Plemel, AICP, Director

Agenda Title: For Possible Action: Discussion and possible action concerning a recommendation to the Board of Supervisors regarding the expenditure of \$43,200 from the FY 2020 Redevelopment Revolving Fund for improvements to the public plaza area in front of the Children’s Museum, located at 813 N. Carson Street. (Lee Plemel, lplemel@carson.org)

Staff Summary: The Redevelopment Authority has allocated \$50,000 in the FY 2020 budget for Children’s Museum exterior plaza improvements. The requested amount of \$43,200 excludes \$6,800 that the Museum staff would like to reserve for a new sign to consolidate existing signage on the front of the building. All expenditures from the Redevelopment Revolving Fund must be approved by the Redevelopment Authority and Board of Supervisors.

Agenda Action: Formal Action / Motion **Time Requested:** 15 Minutes

Proposed Motion

I move to recommend to the Board of Supervisors approval of the expenditure of \$43,200 for the Children’s Museum improvements.

Board's Strategic Goal

Economic Development

Previous Action

May 6, 2019: The Redevelopment Authority Citizens Committee recommended approval of the recommended funding by a vote of 4-0 (2 absent, 1 vacancy).

Background/Issues & Analysis

Refer to the attached staff report to the Redevelopment Authority Citizens Committee, dated May 6, 2019, as well as the attached information from the Children’s Museum staff for more discussion and information regarding the proposed project.

Applicable Statute, Code, Policy, Rule or Regulation

NRS Chapter 279; Redevelopment Authority Policies and Procedures.

Financial Information

Is there a fiscal impact? Yes

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

Is it currently budgeted? Yes

Explanation of Fiscal Impact: \$50,000 has been approved in the FY 2020 Redevelopment budget for the proposed improvements, \$43,200 of which is proposed to be authorized for expenditure by the proposed action. The remaining funds will be held pending submittal of the request to replace the signage, as proposed by the applicant.

Alternatives

Modify the recommended funding.

Attachments:

[2.A Children's Museum.1.RACC SR.pdf](#)

[2.B Children's Museum.2.Attachments.pdf](#)

Board Action Taken:

Motion: _____	1) _____	Aye/Nay
	2) _____	_____

(Vote Recorded By)



Community Development Department

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180 – Hearing Impaired: 711

Staff Report To: Redevelopment Authority Citizens Committee

Meeting Date: May 6, 2019

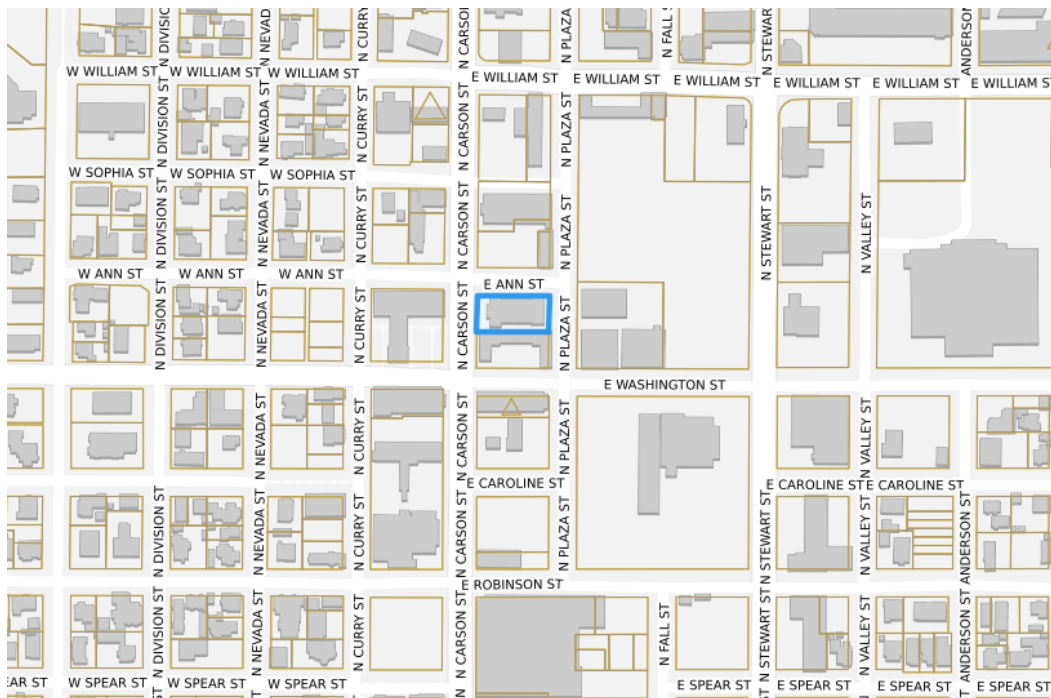
Staff Contact: Lee Plemel, Director (lpemel@carson.org; 283-7075)

Agenda Title: For Possible Action: Discussion and possible action to make a recommendation to the Redevelopment Authority regarding the expenditure of up to \$43,200 from the FY 2020 Redevelopment Revolving Fund for improvements to the public plaza area in front of the Children's Museum, located at 813 N. Carson Street.

Staff Summary: The Redevelopment Authority allocated \$50,000 in the draft FY 2020 budget for the proposed Children's Museum improvements. The requested amount of \$43,200 excludes \$6,800 that the Museum staff would like to reserve for a new sign to consolidate existing signage on the front of the building. All expenditures from the Redevelopment Revolving Fund must be approved by the Redevelopment Authority and Board of Supervisors upon recommendation from the Redevelopment Authority Citizens Committee.

Proposed Motion: I move to recommend to the Redevelopment Authority approval of the expenditure of up to \$43,200 for the Children's Museum improvements.

PROPERTY LOCATION:



DISCUSSION:

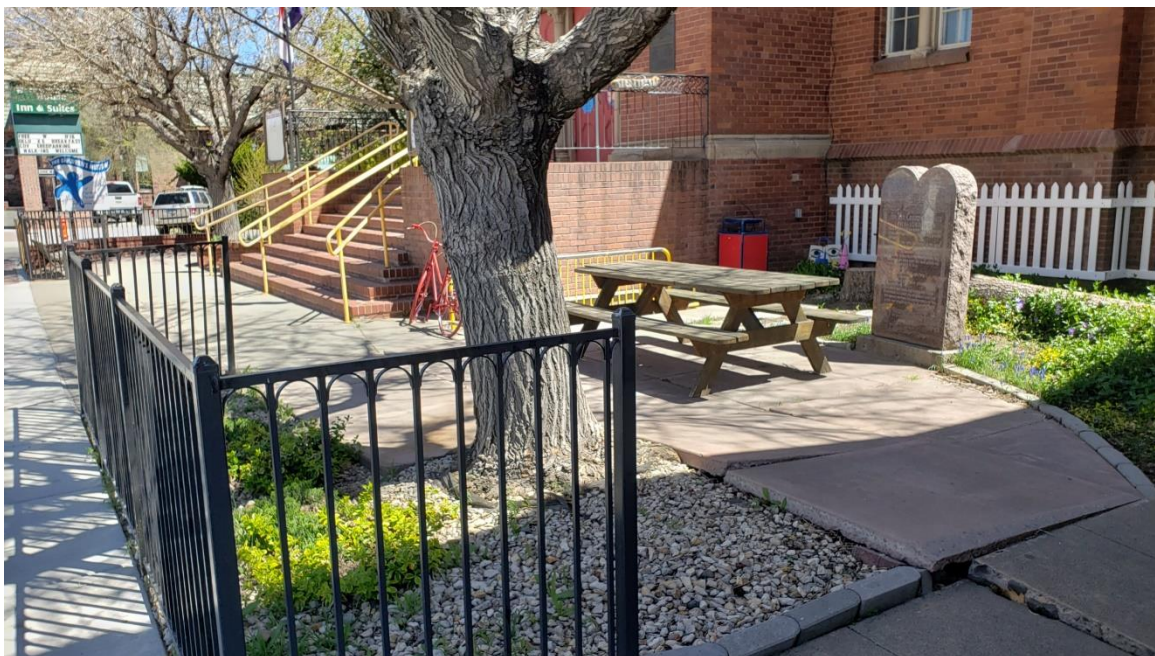
As noted in the above summary, \$50,000 has been allocated in the draft FY 2020 Redevelopment budget to complete improvements at the front of the Children's Museum. The final budget is expected to be adopted by the Redevelopment Authority on May 20, 2019. The RACC and Redevelopment Authority have previously review draft plans for the improvements. The proposed action is required to authorize the expenditure of funds for the project.

The applicant obtained Special Use Permit approval from the Planning Commission and Historic Resource Commission approval in 2018 to complete an on-site, secured playground area in front of the existing Children's Museum building. The plans have been modified and reduced slightly since those approvals, primarily due to the State Historic Preservation Office (SHPO) prohibiting the Museum from replacing the existing front fence with a six-foot wrought iron fence.

The Museum's current plans are to replace the existing concrete in the front plaza area with pavers. The existing concrete in the plaza is buckling and is a safety hazard and, therefore, needs to be replaced. The pavers will provide for a more attractive surface and will better match the new downtown sidewalk improvements. The plans also include replacing landscaping, benches and other amenities in the plaza. They are also still considering alternative ground cover alternatives for some play areas for children, as may be permitted through reviews by SHPO and the Carson City Historic Resources Commission. The proposed action would authorize the expenditure of \$43,200 to complete these improvements.

The Museum's latest plan also includes a proposal to remove the existing signage from the front of the building and consolidate it onto a single message center sign at the corner of the property. Since that was not part of the original plan that was approved by the RACC and the Redevelopment Authority, a separate approval will be required for the sign once details are available regarding the sign design and location. City staff supports the concept of the proposed sign as it will consolidate existing signage that detracts from the historical façade of the building.

EXISTING CONDITIONS:





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

Attachments:

- 1) Approved Redevelopment Allocation Plan
- 2) Project description and plans
- 3) Proposed project budget

FY 2020 Redevelopment Discretionary Funds Tentative Budget Allocations

Objective/Project/Program	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY20-24 5-year Total
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	\$ 125,000
Façade Improvement Program	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
Special Event funding (RACC)	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Arts & Culture Commission/Events	\$ 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	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,000,000
South Carson Street Complete Streets	\$ 200,000					\$ 200,000
Downtown Gateway Feature	\$ 25,000					\$ 25,000
Bob Boldrick Theater project	\$ 137,794					\$ 137,794
Children's Museum outdoor remodel	\$ 50,000					\$ 50,000
3rd Street parking lot rehabilitation (\$190,000)	\$ 190,000					\$ 190,000
Aquatic facility pool deck resurfacing (\$65,000)	\$ 52,000					\$ 52,000
Underground downtown power lines (\$500,000)	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000
Curry Street gas lamp replacement (\$425,000)	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 425,000
S. Carson St. Long-Term Traffic Circulation Improvements Study (\$80,000)	\$ 80,000					\$ 80,000
Fuji Park signs (\$10,000)	\$ 10,000					\$ 10,000
Mills Park signs (\$12,000)	\$ 12,000					\$ 12,000
Marv Teixeira Pavilion sign (\$30,000)	\$ 30,000					\$ 30,000
Fuji Park grandstands (\$200,000)		\$ 200,000				\$ 200,000
Roll Forward:	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Expenditures:	\$ (1,306,794)	\$ (795,000)	\$ (810,000)	\$ (510,000)	\$ (510,000)	\$ (3,931,794)
Undesignated:	\$ 66,812	\$ 335,255	\$ 671,555	\$ 1,044,727	\$ 1,120,777	\$ 3,239,126

DESCRIPTION OF PROPOSED PROJECT
TO
REFURBISH THE OUTDOOR SPACE
FOR THE
CARSON CITY CHILDREN'S MUSEUM

April 22, 2019

Applicant is proposing work at their site on North Carson St. The work would consist of refurbishing the outdoor space at the front of their building as follows:

Remove concrete slabs, at the front of the building. (trees fence and landscape planters to remain)

Add pavers to replace concrete removed during demolition.

Add outdoor furniture (picnic table & benches)

Add landscaping to existing planters/irrigation

Reason for the project:

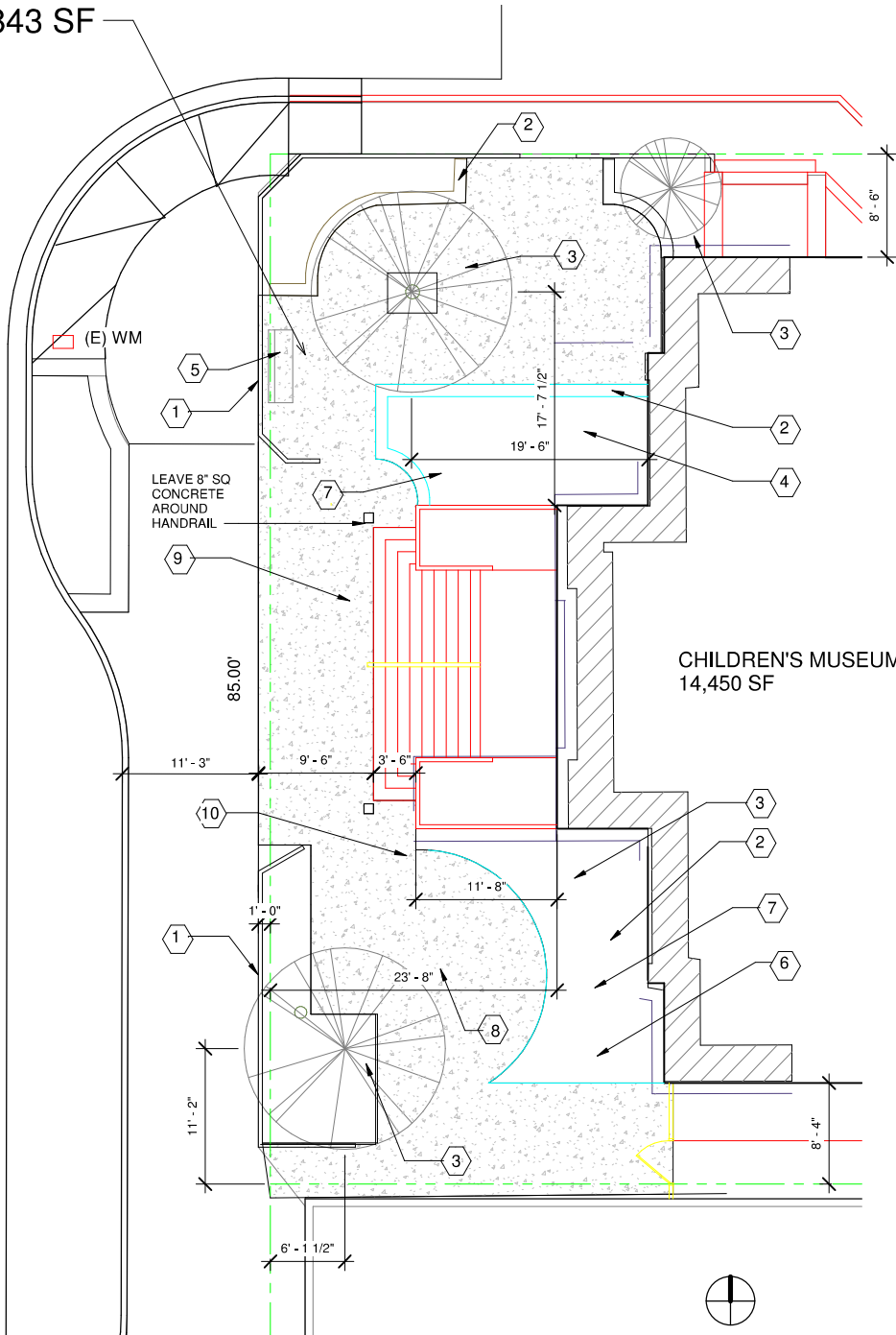
Remove hazardous concrete surfaces at the entrance to the children's museum

Improve appearance at the front of the building

Improve pedestrian amenities at front of the building

PROJECT
AREA
1843 SF

NORTH CARSON STREET



DEMOLITION SCHEDULE

ITEM	REMOVAL BY					
	CONTRACTOR	OWNER	REMOVE FROM SITE	SALVAGE TO OWNER	REUSE IN REMODEL	ITEM TO REMAIN IN PLACE PROTECT FROM DAMAGE
① FENCE						///
② PLANTER						///
③ TREE - LANDSCAPE						///
④ MINE CAR						///
⑤ BENCH	///			///		
⑥ TEN COMMANDMENTS						///
⑦ SPRINKLERS						///
⑧ FURNITURE	///		///			
⑨ CONCRETE SLAB +/- 1575 SF	///		///			
⑩ BIKE RACK	///			///		
⑪						
⑫						

GENERAL NOTES

1. VERIFY ALL UTILITY INFORMATION PRIOR TO START OF DEMOLITION
2. COORDINATE DEMOLITION WORK WITH OWNER. PROVIDE PROTECTION TO EXISTING SURFACES TO REMAIN
3. PROVIDE BARRICADES TO PROTECT OCCUPANTS FROM ADJACENT DEMOLITION

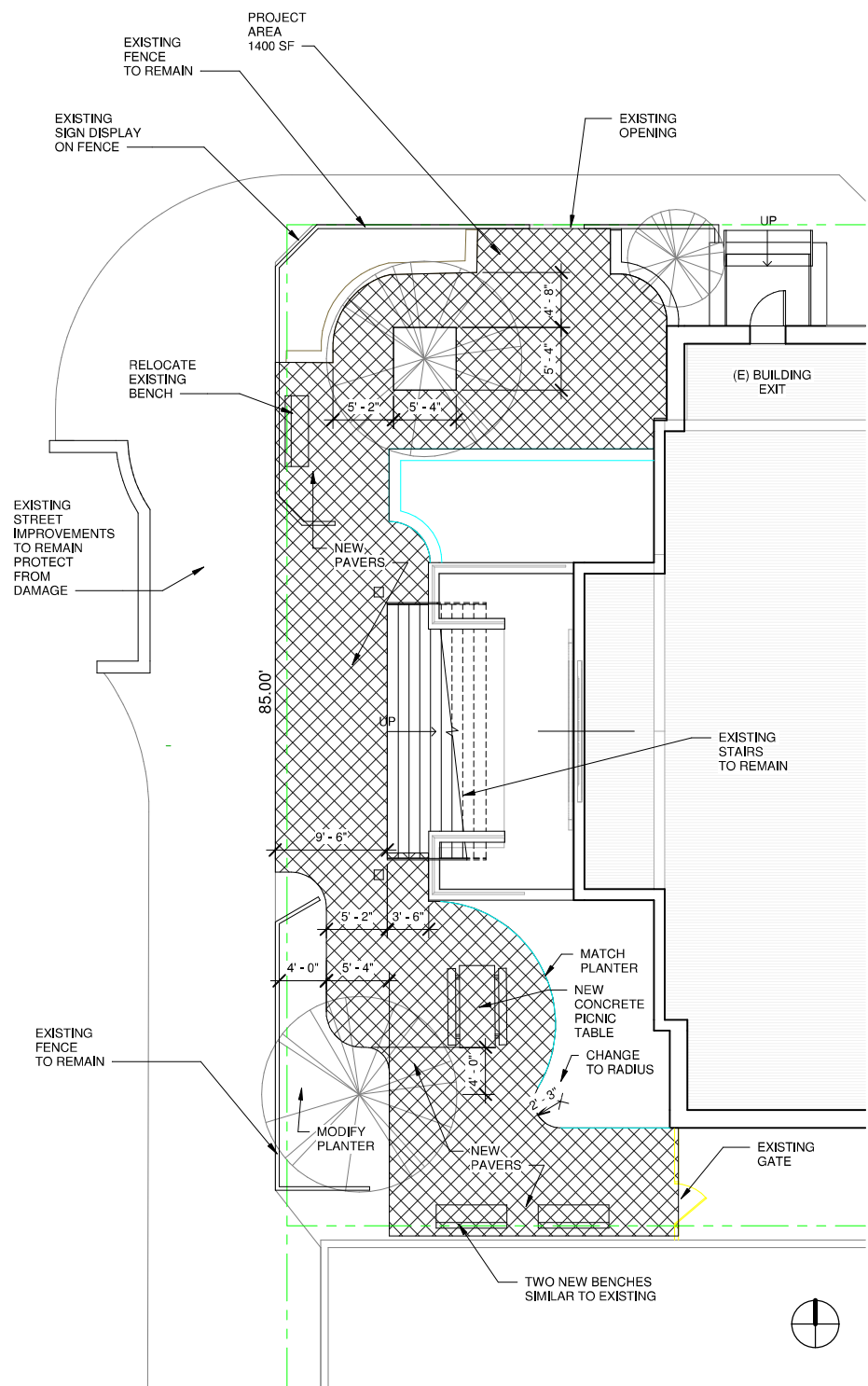
DEMOLITION SCHEDULE

ITEM	CONTRACTOR	REMOVAL BY			
		OWNER	REMOVE FROM SITE	SALVAGE TO OWNER	REUSE IN REMODEL
					ITEM TO REMAIN IN PLACE PROTECT FROM DAMAGE
DR					///
LANDSCAPE					///
BAR					///
	///			///	
MODIFICATIONS					///
DECKERS					///
DECK	///	///			
DECK SLAB +/- 1575 SF	///	///			
DECK	///		///		

NOTES

- UTILITY INFORMATION START OF DEMOLITION
- DEMO DEMOLITION WORK PER. PROVIDE PROTECTION SURFACES TO REMAIN
- PROVIDE BARRICADES TO PROTECT OCCUPANTS FROM ADJACENT DEMOLITION

Scale 1/8" = 1'-0"



1 Remodel Plan
1/8" = 1'-0"

Application for a Special Use Permit

Property Owner:
Carson City %
Childrens Museum
813 North Carson St
Carson City, Nevada 89703
Phone: 775-884-2226

Project Address:
813 North Carson St
Carson City, Nevada
A.P.N. 002-164-01

No.	Description	Date

Children's Museum of Northern Nevada

Outdoor Space

Remodel Plan

Project number	
Date	4-15-19
Drawn by	JPC
Checked by	Checker

A1

Scale As indicated

Income			Notes
	Carson City	\$ 50,000	
	Total	\$ 50,000	
Expenses			
	Video Sign	\$ 5,200	41 x 29
	Video Sign Install	\$ 1,600	Power to sign on street
	Demolition and Removal	\$ 10,200	Average of three bids
	Ground Cover	\$ 25,000	Natural turf and pavers
	Staff Time	\$ 5,000	Coordination of construction; coordination with outside agencies, research and pricing of outdoor structures
	Tables, benches, etc.	\$ 3,000	
	Total	\$ 50,000	