



## 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 \$1,443,237 from the FY 2020 Redevelopment Revolving Fund to support various events, incentives and capital improvement projects as included in the FY 2020 Redevelopment Budget and Capital Improvement Program. (Lee Plemel, lplemel@carson.org)

Staff Summary: NRS 279.628 requires any expenditure from the Redevelopment Revolving Fund to be approved by Resolution of the Board of Supervisors upon recommendation by the Redevelopment Authority. The proposed expenditures are for the following approved projects, programs and incentives in the FY 2020 Redevelopment budget: \$25,000 for Nevada Day, \$15,000 for farmers market, \$10,000 for Christmas tree lighting, \$7,500 for July 4th fireworks, \$30,000 for EPIC Rides mountain bike festival, \$58,016 for Michael Hohl, Inc. (auto dealer) incentive General Fund reimbursement, \$160,000 for the sales tax reimbursement incentive program for the Southgate Mall and Carson Mall, \$217,927 for Richard Campagni (auto dealer) incentive, \$25,000 for special event street closures, \$50,000 for the Façade Improvement Program, \$200,000 for downtown street improvements, \$137,794 for Bob Boldrick Theater upgrades, \$190,000 for 3rd Street parking lot rehabilitation, \$52,000 for Aquatic Facility pool deck resurfacing, \$100,000 for downtown power line undergrounding, \$85,000 for Curry Street gas lamp replacement, and \$80,000 for a South Carson Street traffic study.

**Agenda Action:** Formal Action / Motion      **Time Requested:** 10 Minutes

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### **Proposed Motion**

I move to recommend to the Board of Supervisors approval of the expenditures in the amount of \$1,443,237 from the FY 2020 Redevelopment Revolving Fund.

### **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**

The Redevelopment budget includes line items that are funded at the sole discretion of the Redevelopment Authority as well as items that are part of the discretionary allocation program for which the Redevelopment Authority Citizens Committee (RACC) makes recommendations. The purpose of this item is to make a recommendation to the Board of Supervisors to authorize the expenditures for certain projects, programs and

incentives as included in the approved FY 2020 Redevelopment budget. The requested approvals for expenditures are:

Redevelopment Authority budget items:

- \$25,000 for Nevada Day
- \$15,000 for farmers market
- \$10,000 for Christmas tree lighting
- \$7,500 for July 4th fireworks
- \$30,000 for EPIC Rides mountain bike festival
- \$58,016 for Michael Hohl, Inc. (auto dealer) incentive General Fund reimbursement
- \$160,000 for the sales tax reimbursement incentive program previously approved for the Southgate Mall and Carson Mall
- \$217,927 for Richard Campagni (auto dealer) incentive

Discretionary project funds with RACC's recommendations:

- \$25,000 for special event street closures
- \$50,000 for the Façade Improvement Program
- \$200,000 for downtown street improvements
- \$137,794 for Bob Boldrick Theater upgrades
- \$190,000 for 3rd Street parking lot rehabilitation
- \$52,000 for Aquatic Facility pool deck resurfacing
- \$100,000 for downtown power line undergrounding
- \$85,000 for Curry Street gas lamp replacement
- \$80,000 for a South Carson Street traffic study

Other projects and programs in the budget and allocation plan have either already been approved for expenditure or will not be approved for expenditure until specific requests are made or additional details of the project are available for review and approval. The Redevelopment Authority and Board of Supervisors annually approve the bulk of Redevelopment expenditures in the June preceding the upcoming budget year so that the funds are available for expenditure at the beginning of the new fiscal year, July 1.

Attached is the most recent five-year Redevelopment revenue and expenditure projections provided by the Finance Department, including updated FY 2019 budget information and the FY 2020 expenditure plan as approved by the Redevelopment Authority. The activities being authorized for expenditure by this item's action are highlighted (outlined).

Following is a brief summary of the discretionary projects noted above:

- Special event street closures (\$25,000)

The Redevelopment Authority annually funds the cost of street closures for special events. This activity offsets the costs to applicants of putting on events.

- Façade Improvement Program (\$50,000)

The RACC authorizes Façade Improvement Program expenditures for individual projects as applications are submitted. The Redevelopment Authority and Board of Supervisors need to authorize the expenditure in order for the RACC to be able to authorize the funds as applications are submitted.

- Downtown street improvements (\$200,000)

Funding is tentatively allocated each year for the next five years to improve sidewalks and landscaping in the downtown area, primarily to expand improvements connecting to the completed Carson Street and Curry Street projects. The Public Works Department will evaluate priority areas based on discussions with property owners and businesses, as well as the existing condition of certain street sections, to determine where improvements will occur. Another consideration will be coordination with power line undergrounding and gas lamp

replacements, also activities funded through Redevelopment (see below). East Telegraph Street between Carson Street and Plaza Street has been identified as a high priority for improvements. Construction contracts for this project will be brought to the Board of Supervisors for final approval, as applicable.

- Bob Boldrick Theater upgrades (\$137,794)

The Redevelopment Authority directed staff to reserve additional funds after the new theater seats and other upgrades that were recently completed. These funds will go towards a new microphone system, which is a critical need due to the current system being functionally obsolete. The contract for this project will be brought to the Board of Supervisors for final approval, as applicable.

- 3rd Street parking lot rehabilitation (\$190,000)

These funds will be used to rehabilitate the 3rd Street public parking lot, which is also used for the Saturday Farmers Market. The construction contract for this project will be brought to the Board of Supervisors for final approval, as applicable.

- Aquatic Facility pool deck resurfacing (\$52,000)

The pool deck will be resurfaced. The construction contract for this project will be brought to the Board of Supervisors for final approval, as applicable.

- Downtown power line undergrounding (\$100,000)

Overhead power lines on a portion of Curry Street were placed underground as part of the recent Curry Street project. Redevelopment funds have been allocated over the next five years to continue to relocate existing overhead power lines underground. This activity may be coordinated with other downtown sidewalk improvement projects. The contract for this project will be brought to the Board of Supervisors for final approval, as applicable.

- Curry Street gas lamp replacement (\$85,000)

An allocation of \$85,000 per year for the next five years has been planned to complete this project. The older gas lamps do not provide adequate lighting and need to be replaced. The construction contract for this project will be brought to the Board of Supervisors for final approval, as applicable.

- South Carson Street traffic study (\$80,000)

The Redevelopment Authority has budgeted these funds to complete a long-term traffic study to determine the impacts of new development on the side streets and parallel streets to South Carson Street. The study will be used, in part, to determine the proportionate share of improvements that developers must pay for such improvements. The contract for this project will be brought to the Board of Supervisors for final approval, as applicable.

If you have any questions regarding this item, please contact Lee Plemel at 283-7075 or [lplemel@carson.org](mailto:lplemel@carson.org).

**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:** The activities identified in this item have been funded in the approved FY 2020 Redevelopment budget.

**Alternatives**

Modify or delay authorization of specific budget items.

**Attachments:**

[4 Revolving Fund Budget Attachment.pdf](#)

**Board Action Taken:**

Motion: \_\_\_\_\_ 1) \_\_\_\_\_  
2) \_\_\_\_\_

Aye/Nay

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\_\_\_\_\_  
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\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

Carson City Redevelopment Authority  
Projection  
FY 2020 - FY 2024

	FY 2019 Budgeted	FY 2020 Projection	FY 2021 Projection	FY 2022 Projection	FY 2023 Projection	FY 2024 Projection
<b>REVENUES</b>						
Property Taxes	\$ 2,159,278	\$ 2,238,649	\$ 2,328,195	\$ 2,421,323	\$ 2,518,176	\$ 2,618,903
Interest Revenue	16,000	16,000	16,000	16,000	16,000	16,000
Charges for Services	7,615	7,500	7,500	7,500	7,500	7,500
Miscellaneous Other Income	8,694	0	0	0	0	0
Beginning Fund Balance	1,164,887	461,728	200,000	200,000	200,000	200,000
<b>Total Rev and Fund Bal</b>	<b>\$ 3,356,474</b>	<b>\$ 2,723,877</b>	<b>\$ 2,551,695</b>	<b>\$ 2,644,823</b>	<b>\$ 2,741,676</b>	<b>\$ 2,842,403</b>
<b>EXPENDITURES</b>						
Debt Service (last payment 2021)	\$ 276,000	\$ 281,200	\$ 280,800	\$ -	\$ -	\$ -
Fiscal Charges	100	100	100	-	-	-
Sal and Ben:						
Salary	131,225	136,172	142,300	148,704	155,396	162,389
Benefits	51,347	54,596	57,053	59,620	62,303	65,107
Other Expenditures						
<b>Services &amp; Supplies (602)</b>	<b>169,940</b>	<b>180,716</b>	<b>180,000</b>	<b>180,000</b>	<b>180,000</b>	<b>180,000</b>
Special Events & Activities	25,000	10,000	-	-	-	-
Arts & Cultural Events	34,570	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
July 4th Fireworks	-	7,500	7,500	7,500	7,500	7,500
Epic Rides	30,000	30,000	-	-	-	-
Michael Hohl Incentive (end date 2020)	480,000	58,016	-	-	-	-
Sales Tax Incentive Program	190,000	160,000	160,000	160,000	160,000	160,000
Campagni Incentive	223,787	217,927	226,644	235,710	245,138	254,944
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	95,329	50,000	50,000	50,000	50,000	50,000
Downtown Equip & Infrastructure	5,000	5,000	5,000	5,000	5,000	5,000
Utility Assistance Program	-	20,000	20,000	20,000	20,000	20,000
East/West Downtown Street Impr	478,451	-	-	-	-	-
William Street Corridor Project	-	-	85,000	300,000	-	-
South Carson Street Project	200,000	-	-	-	-	-
Downtown Side Street Improvements	-	200,000	200,000	200,000	200,000	200,000
Blue Line Rehabilitation	26,000	-	-	-	-	-
Downtown Gateway Feature	30,000	-	-	-	-	-
Bob Boldrick Theater	252,996	137,794	-	-	-	-
Fuji Fairgrounds arena sound system	100,000	-	-	-	-	-
Children's museum outdoor remodel	-	50,000	-	-	-	-
Fuji Park master plan	20,000	-	-	-	-	-
3rd Street parking lot	-	190,000	-	-	-	-
Aquatic facility pool deck resurfacing	-	52,000	-	-	-	-
Underground downtown power lines	-	100,000	100,000	100,000	100,000	100,000
Curry Street gas lamp replacement	-	85,000	85,000	85,000	85,000	85,000
S. Carson St. Long Term Traffic circulati	-	80,000	-	-	-	-
Park signs	-	52,000	-	-	-	-
Fuji Park grandstands	-	-	200,000	-	-	-
Undesignated	-	265,855	452,297	793,288	1,171,338	1,252,462
Ending Fund Balance	461,728	200,000	200,000	200,000	200,000	200,000
<b>Total Exp and Fund Bal</b>	<b>\$ 3,356,474</b>	<b>\$ 2,723,877</b>	<b>\$ 2,551,695</b>	<b>\$ 2,644,823</b>	<b>\$ 2,741,676</b>	<b>\$ 2,842,403</b>
<b>Tot Rev less Exp</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>