



## STAFF REPORT

**Report To:** Board of Supervisors **Meeting Date:** December 19, 2019

**Staff Contact:** Lee Plemel, AICP, Director

**Agenda Title:** For Possible Action: Discussion and possible action regarding the adoption of a Resolution authorizing the expenditure of \$450,000 in addition to the previously approved expenditure of \$190,000, for a total expenditure of up to \$640,000 in FY 2020 for the design and construction of the 3rd Street Parking Lot Rehabilitation Project, located at 202 S. Curry Street, as an expense incidental to the carrying out of the Redevelopment Plan. (Lee Plemel, lplemel@carson.org)

**Staff Summary:** The Redevelopment Authority has allocated \$190,000 in FY 2020 to rehabilitate the 3rd Street City parking lot. Existing trees around the parking lot, which provide significant shading throughout the lot, will need to be removed as part of the project. The Public Works Department has also been asked to consider additional requests, including shade structures and electrical upgrades as part of the project so that the parking lot can be used for special events as an alternative location to closing adjacent streets for events.

NRS 279.628 permits the expenditure of money from the Redevelopment Revolving Fund for the purpose of any expenses necessary or incidental to the carrying out of Redevelopment Plans. The Redevelopment Authority Citizens Committee recommends approval of the Resolution by the Board to authorize the expenditure of \$240,000 in addition to the Board's previously approved expenditure of \$190,000, for a total expenditure of \$430,000. The Board may elect to approve the same amount based on the Committee's recommendation, a lower amount or a higher total amount up to \$640,000.

Pursuant to NRS 279.628, this Resolution must be adopted by a two-thirds vote of the Board of Supervisors.

**Agenda Action:** Resolution

**Time Requested:** 5 Minutes

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### **Proposed Motion**

I move to approve Resolution No. 2019-R-\_\_ for the expenditure of \$\_\_\_\_\_ in addition to the previously approved expenditure of \$190,000, for a total expenditure of \$\_\_\_\_\_.

### **Board's Strategic Goal**

Economic Development

### **Previous Action**

December 2, 2019: The Redevelopment Authority Citizens Committee recommended approval of the following funding by a vote of 4-1 (2 absent):

- 1) \$190,000 per original parking lot rehabilitation approval;
- 2) \$80,000 in additional funds for tree removal and associated costs;
- 3) \$160,000 in additional funds for parking lot reconfiguration (reducing access points, new landscape areas);

for a total project funding of \$430,000 for the above-noted improvements.

In addition, the motion stated that the request for \$50,000 for electrical upgrades for events may come back for approval subject to more information being presented regarding events that could use the upgrades.

The dissenting vote on the motion was opposed to the reconfiguration of the parking lot, but supported the original rehabilitation with the tree removal.

**Background/Issues & Analysis**

Refer to the staff report and supporting materials under the accompanying Redevelopment Authority item for the 3rd Street Parking Lot Rehabilitation Project, located previously on this same meeting agenda, for complete background and supporting materials.

**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, Capital Improvements 6037510-507010

**Is it currently budgeted?** No

**Explanation of Fiscal Impact:** \$190,000 was approved in the FY 2020 Redevelopment budget for parking lot rehabilitation. There are undesignated funds available in the FY 2020 Redevelopment Revolving Fund in an amount more than adequate to cover the additional \$450,000 that may be granted to this project, for a total project cost of up to \$640,000.

**Alternatives**

1. Include funding for the electrical upgrades (\$50,000) and/or shade structures (\$160,000).
2. Do not fund the additional improvements and only resurface the parking lot for the \$190,000 currently budgeted.
3. Further modify the amount recommended by the Redevelopment Authority Citizens Committee.

**Attachments:**

[4.Resolution.3rd St Parking Lot FY20.docx](#)

**Board Action Taken:**

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

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

**RESOLUTION NO. 2019-R-\_\_**

**A RESOLUTION AUTHORIZING THE EXPENDITURE OF \$450,000 IN ADDITION TO THE PREVIOUSLY APPROVED EXPENDITURE OF \$190,000, FOR A TOTAL EXPENDITURE OF \$640,000 IN FY 2020 FOR THE DESIGN AND CONSTRUCTION OF THE 3RD STREET PARKING LOT REHABILITATION PROJECT, LOCATED AT 202 S. CURRY STREET, AS AN EXPENSE INCIDENTAL TO THE CARRYING OUT OF THE REDEVELOPMENT PLAN.**

*WHEREAS*, pursuant to NRS 279.628, the Carson City Board of Supervisors must approve by resolution, adopted by a two-thirds vote, the expenditure of money from the Revolving Fund for the Redevelopment Authority for any expenses incidental to the carrying out of the Redevelopment Plan adopted by the Carson City Board of Supervisors; and

*WHEREAS*, the Redevelopment Plan for Redevelopment Project Area No. 1 encourages redevelopment assistance for daytime and evening special events and promotional activities and the highest level of recreational opportunities for residents and visitors of all age levels and thus, there is a causal connection between this redevelopment effort and the need for this expenditure; and

*WHEREAS*, this incidental expense is necessary to ensure the Redevelopment Plan's objectives have been met; and

*WHEREAS*, the incidental expense is minor compared to the funds needed for the overall Redevelopment Plan.

*NOW, THEREFORE, BE IT RESOLVED* that the Carson City Board of Supervisors hereby authorizes the expenditure of \$450,000 in addition to the previously approved expenditure of \$190,000, for a total expenditure of \$640,000 in FY 2020 for the design and construction of the 3rd Street Parking Lot Rehabilitation Project.

Upon motion by Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, the foregoing Resolution was passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2019 by the following vote:

AYES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_  
ABSENT: \_\_\_\_\_  
ABSTAIN: \_\_\_\_\_

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Robert L. Crowell, Mayor  
Carson City, Nevada

ATTEST:

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Aubrey Rowlett, Clerk  
Carson City, Nevada