

CARSON CITY REDEVELOPMENT AUTHORITY
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A meeting of the Carson City Redevelopment Authority was scheduled to take place during the Board of Supervisors meeting on Thursday, December 19, 2019, in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Lori Bagwell
Vice Chairperson Stacey Giomi
Member John Barrette
Member Brad Bonkowski
Member Robert Crowell

STAFF: Nancy Paulson, City Manager
Aubrey Rowlett, Clerk - Recorder
Dan Yu, Assistant District Attorney
Tamar Warren, Senior Public Meetings Clerk

NOTE: A recording of these proceedings, the Redevelopment Authority's agenda materials, and any written comments or documentation provided to the Clerk during the meeting are part of the public record. These materials are available for review, in the Clerk's Office, during regular business hours.

20. CALL TO ORDER & ROLL CALL - REDEVELOPMENT AUTHORITY

(9:12:26) – Chairperson Bagwell called the Redevelopment Authority meeting to order at 9:12 a.m. and stated for the record that all members were present

21. PUBLIC COMMENT

(9:12:35) – Chairperson Bagwell entertained public comments; however, none were forthcoming.

22. FOR POSSIBLE ACTION: APPROVAL OF MINUTES - SEPTEMBER 5, 2019

(9:12:42) – Chairperson Bagwell introduced the item and entertained a motion.

(9:12:54) – Member Bonkowski moved to approve the minutes of the September 5, 2019 Redevelopment Authority meeting minutes as presented. Member Giomi seconded the motion.

RESULT:	APPROVED (5-0-0)
MOVER:	Member Bonkowski
SECONDER:	Member Giomi
AYES:	Members Bonkowski, Giomi, Barrette, Crowell, and Chairperson Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

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23. COMMUNITY DEVELOPMENT

23.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS CONCERNING THE EXPENDITURE OF \$11,800 FROM THE FY 2020 REDEVELOPMENT REVOLVING FUND FOR A NEW MESSAGE SIGN AT THE CHILDREN’S MUSEUM, LOCATED AT 813 N. CARSON STREET.

(9:13:11) – Chairperson Bagwell introduced the item. Ms. Paulson noted that Community Development Director Lee Plemel had not yet arrived and suggested a recess.

(9:13:54) – Chairperson Bagwell recessed the meeting at 9:13 a.m.

(9:27:10) – Chairperson Bagwell reconvened the meeting at 9:27 a.m. A quorum was still present.

(9:27:25) – Mr. Plemel presented the Staff Report and accompanying plans, and noted that the Redevelopment Authority Citizens Committee (RACC) had already heard the item earlier in the month and was recommending approval of the expenditure. Mr. Plemel added that the Historic Resources Commission and the State Historic Preservation Office had approved the sign as well. He also indicated that a Special Use Permit will be required for the sign. Member Barrette noted that he was a member of RACC and that he had encouraged the Museum Director to request a longer term lease from the City as he believed “it’s going to improve that whole block a great deal.” There were no public comments. Chairperson Bagwell entertained a motion.

(9:31:35) – Member Giomi moved to recommend to the Board of Supervisors approval of the expenditure of \$11,800 for the Children’s Museum improvements. Member Barrette seconded the motion.

RESULT:	APPROVED (5-0-0)
MOVER:	Member Giomi
SECONDER:	Member Barrette
AYES:	Members Giomi, Barrette, Bonkowski, Crowell, and Chairperson Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

23.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING THE EXPENDITURE OF UP TO \$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 THE 3RD STREET PARKING LOT REHABILITATION PROJECT, LOCATED AT 202 S. CURRY STREET, TO INCLUDE SHADE STRUCTURES AND OTHER UPGRADES TO ACCOMMODATE SPECIAL EVENTS.

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(9:31:57) – Chairperson Bagwell introduced the item. Mr. Plemel gave an overview of the project, incorporated in the Staff Report, highlighted the recommendation by the RACC, and noted that Mr. Stucky would present several alternatives. Mr. Stucky gave a brief history of the parking lot and delivered a presentation, incorporated into the record, which included issues and recommendations by experts such as arborists. Mr. Stucky referenced several items such as tree removal, which he believed was essential as they had damaged the parking lot. He also outlined efficiencies such as getting power to accommodate events like the Farmers’ Market. Mr. Stucky reviewed several options, including having shade structures. Mr. Plemel noted that during the RACC meeting, the Committee had discussed events such as the farmers’ market which would not be able to fit in the McFadden Plaza, adding that the new design would “replace closing the streets”.

(9:45:08) – Member Bonkowski was informed that the tree removal recommendation by the arborist was due to “some disease and some unstable branches” that could not be trimmed, and the damage it caused to the infrastructure. Parks and Recreation Director Jennifer Budge stated that the replacement trees would not be able to provide the desired canopy because they would be trees that would not create more damage to the parking lot. Member Bonkowski expressed concern that the parking venue was not the best design for events. He also inquired “what other projects could the RACC or the Redevelopment Authority fund with \$450,000 or \$500,000 in funding?” Mr. Plemel noted that they were improving sidewalks, streetlamps, and underground power and that with fewer obligations in the upcoming year, more revenue would be available. He also believed that they could have a five-year plan on how to spend Redevelopment funds. Discussion ensued regarding a downtown events center and Mr. Plemel clarified that the parking lot needed rehabilitation and that it would not be an amphitheater. Member Bonkowski pointed out other venues that could benefit from the funding and become event centers and wished to have options to make an informed decision.

(9:53:05) – Member Barrette believed that the City had a long-term commitment to have a farmers’ market and noted that “when you’re trying to be all things to all people, you wind up being nothing to anybody” which explained his “no vote” at the RACC meeting. However, he offered to vote with the majority of the Board, should they decide to approve the recommendation.

(9:55:10) – Member Giomi pointed out the City’s investments “in improving our downtown over the last 5, 6, 7 years” with the infrastructure improvements that had to happen. He believed that if designed right, the location could be both an events center and a parking lot since it is owned by the City, unlike venues such as the Brewery Arts Center.

(6:58:01) – Member Barrette stated that he did not like the proposed parking lot configuration since six spaces will be lost, and believed parking is already an issue downtown. Mr. Stucky explained to Member Bonkowski that the proposed design represented the least amount of removed parking spaces, and that multiple parking spaces were added due to the closing of driveways. Member Giomi cited the example of a parking lot in Las Vegas that accommodated both parking and events with strategically placed poles and shade sails. Member Bonkowski suggested tabling the item until different designs are explored. Mr. Stucky explained that the shade structures are expensive and require long-term maintenance, especially with the snow. He also sought direction on whether to pursue hiring a design expert. Chairperson Bagwell wondered whether an event center was needed, given the McFadden Plaza which did not require street closures.

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(10:08:35) – Member Crowell believed that the ambiance provided by the trees at the farmers’ market will never be replaced; however, he believed there was a need for more parking for the McFadden Plaza events. He also agreed with Member Giomi that the parking lot can serve both purposes [event center and parking lot] as growth continues, and suggested shaded parking. Member Crowell wished to see “other uses for this money” as well. Member Giomi was in favor of paving, upgrading the electrical needs, looking at “some shade continuity between Third Street Plaza and this parking lot”, and was in favor of hiring the right professional to explore options. Member Bonkowski was also in favor of upgrading the electrical needs and repaving the lot, which would require removing the trees and consequently having a need for shade. He also wished to explore “other potential options” and did not object to hiring a consultant. Members Crowell and Barrette were in agreement with Member Giomi’s suggestions as well.

(10:16:48) – In response to a question by Member Giomi, Mr. Stucky estimated the cost of the designs to be between \$10,000 and \$20,000. Member Bonkowski suggested doing it right and thinking it through. Mr. Stucky believed that the parking lot would be safe for another year, noting that several hazards had been removed. Mr. Plemel indicated that Breana Coons, Carson Farmers’ Market Manager was present in the audience and could answer questions. He also believed that a parking lot was necessary for the workdays and if any rehabilitation were to be done prior to the opening of the 2020 farmers’ market “they must be made today”; otherwise, it would wait for another year. Member Bonkowski was also concerned about the “conflict between pedestrians and cars” during the farmers’ market hours. Chairperson Bagwell entertained public comments.

(10:21:35) – Ronni Hannaman introduced herself as a member of the RACC and explained that the Committee in general and the Chair in particular had expressed concerns similar to Member Bonkowski’s, adding that the lot was “too small to be a viable events venue...and Minnesota Street, where you have all your concerts, that is just a few blocks away.” Ms. Hannaman relayed that the RACC did not know who had requested to use the parking lot for an events center, which would require street closures. She also recommended improving the area sidewalks with the money.

(10:23:31) – Breana Coons introduced herself as the Carson Farmers’ Market Manager and spoke in support of the shade structure in order to have vendors display their items. She also stated that the market brings around 30,000 people and acknowledged the parking issues for the attendees. Ms. Coons believed that the farmers’ market provided support to area businesses. Chairperson Bagwell inquired about having the market at Mills Park and Ms. Coons believed it could be an option; however, she was concerned that they “may not make it” there. Member Giomi suggested keeping the market at its current location for now, but “heavily promoting” its move to Mills Park the following year. Discussion ensued regarding the Levitt Amp events at the Brewery Arts Center which could conflict with the farmers’ market. Mr. Plemel reminded the Board that “Redevelopment supports the farmers’ market financially...and I believe it does that because the farmers’ market is downtown...because it supports the businesses downtown.” Chairperson Bagwell noted that Mills Park is also in the Redevelopment Area.

(10:30:38) – Member Bonkowski believed that the discussion to consider moving the farmers’ market must take place prior to hiring a consultant to redesign the parking lot. Member Crowell believed that the move to Mills Park would not be helpful to the farmers’ market; however, he believed that hiring a consultant for the parking lot improvements would be helpful. Member Barrette did not wish to see the farmers market leave

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downtown; however, he was not in favor of shade structures. Chairperson Bagwell believed that the parking lot was restrictive because the farmers market continued to grow and that the Brewery Arts Center would be preferable, if possible. Mr. Plemel stated that the Authority has the ability to authorize a consultant at this time; however, he was uncertain of the cost. Chairperson Bagwell suggested tabling the item until the next meeting to have Staff pursue consulting quotes. Discussion ensued regarding direction to Staff. Member Giomi was not in favor of spending funds “to look at the Brewery Arts Center” as an alternative, and suggested allocating “a no-to-exceed amount to study options for improving McFadden Plaza by adding shade and to provide continuity to a parking lot that can occasionally [be used] for events.” Member Bonkowski wished to consider alternative sites and to hear from the Brewery Arts Center on whether they would like to pursue the idea. He also expressed concern regarding “spending a half-a-million dollars on enhancing a parking lot so that we can have an occasional event.” Member Bonkowski was in favor of allocating funds to hire a designer to explore the Third Street parking, McFadden Plaza, and possibly the Brewery Arts Center sites, adding that he preferred seeing the farmers market remain downtown. Chairperson Bagwell entertained a motion.

(10:44:05) – Member Giomi moved to recommend to the Board of Supervisors approval of the expenditure of a not-to-exceed amount of \$25,000 to engage a consultant/design professional to examine options for providing shade, parking, and “associated accoutrements” for the McFadden Plaza and the Third Street parking lot. Member Barrette seconded the motion. Chairperson Bagwell entertained discussion.

(10:44:43) – Member Bonkowski explained that he would support the motion “if it also included language to look at alternative sites without specifying what those sites may be, because that would be dependent on conversations between third-parties that we don’t control.” Member Giomi was in agreement; however, he believed that it would not narrow the direction for Staff. Mr. Stucky requested clarification on the discussion and Member Giomi stated “before you expend those funds, let’s engage the Brewery Arts Center in a discussion, to see if they have an interest, and let’s, from the Staff’s perspective, see if there are other alternatives in the immediate area that could also be considered.” Further discussion ensued and Supervisor Giomi stated that he would not amend the original motion. Mr. Plemel clarified that the item would require a two-thirds Board of Supervisors vote later on in the agenda. Member Bonkowski wished to see all possibilities, including initiating a conversation between the City, the farmers’ market, and the Brewery Arts Center (and other alternative locations), explored “before we spend a half-a-million dollars” and to ensure that the right decisions are made. Chairperson Bagwell recommended “a quick conversation” with the Brewery Arts Center prior to authorizing the expenditure. She was also not in favor of “picking a dollar amount out of the air” and suggested Staff “do a little homework” prior to authorizing the funds.

(10:54:32) – Mr. Stucky recommended having a conversation with the Brewery Arts Center. Additionally he suggested dividing the project scope and fees into two tasks. Task one would include the Third Street parking lot and the McFadden Plaza, while task two would be for the Brewery Arts, should they agree to the dialogue. He believed this would give the Authority one or two options to proceed.

(10:55:20) – Member Giomi withdrew his motion in favor of Mr. Stucky’s suggestion. The seconder agreed to the withdrawal of the motion as well.

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(10:55:43) – Member Giomi moved to direct Staff to begin discussions with the Brewery Arts Center and to work with a consultant to bring plans to explore improvements to McFadden Plaza and the Third Street parking lot [as task one], and to include designs to the Brewery Arts Center [as task two, based on the discussions]. The motion was seconded by Member Crowell.

RESULT:	APPROVED (5-0-0)
MOVER:	Member Giomi
SECONDER:	Member Crowell
AYES:	Members Giomi, Barrette, Bonkowski, Crowell, and Chairperson Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

24. PUBLIC COMMENT

(10:57:55) – Chairperson Bagwell entertained public comments; however, none were forthcoming.

25. FOR POSSIBLE ACTION: TO ADJOURN AS THE REDEVELOPMENT AUTHORITY

(10:56:08) – Chairperson Bagwell adjourned the Redevelopment Authority meeting at 10:56 a.m. and recessed the meeting.

The Minutes of the December 19, 2019 Carson City Redevelopment Authority meeting are so approved this 16th day of January, 2020

LORI BAGWELL, Chair

ATTEST:

AUBREY ROWLATT, Clerk - Recorder