



STAFF REPORT

Report To: Redevelopment Authority **Meeting Date:** November 5, 2020

Staff Contact: Lee Plemel, Director, Community Development; Darren Schulz, Public Works Director

Agenda Title: For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors concerning the expenditure of \$430,000 for the design and construction of the 3rd Street Parking Lot Rehabilitation Project, located at 202 S. Curry Street. (Lee Plemel, lplemel@carson.org and Dan Stucky, dstucky@carson.org)

Staff Summary: The Redevelopment Authority allocated \$190,000 in the FY 2020 budget and \$240,000 in the FY 2021 budget, for a total of \$430,000, to rehabilitate the 3rd Street City parking lot. 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 by a majority vote of the Redevelopment Authority and a two-thirds majority vote of the Board of Supervisors. The Redevelopment Authority Citizens Committee recommended approval to authorize the expenditure of \$430,000 for the project.

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

Proposed Motion

I move to recommend to the Board of Supervisors approval of the expenditure of \$430,000 for the 3rd Street parking lot rehabilitation project.

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.

December 19, 2019: The Redevelopment Authority took no action on the 3rd Street parking lot improvement expenditure but directed staff to prepare a scope of work for design services to evaluate possible shade structures at McFadden Plaza and the Brewery Arts Center in addition to the 3rd Street parking lot.

March 19, 2020: The Redevelopment Authority approved the expenditure of \$12,600 for the conceptual design of event structures, including the development of preliminary cost estimates, for three locations including the Brewery Arts Center, 3rd Street Parking Lot, and McFadden Plaza to accommodate special events.

September 17, 2020: The Board of Supervisors considered alternative locations for a downtown shade structure and voted to pursue a shade structure in McFadden Plaza and not pursue a shade structure in the 3rd Street parking lot. This allowed the 3rd Street parking lot project design to move forward without the shade structure.

Background/Issues & Analysis

The proposed action to authorize the expenditure for the parking lot rehabilitation project will allow the project to move forward in early 2021. The funds have been budgeted for the project, but authorization of the expenditure is required by the Redevelopment Authority and Board of Supervisors pursuant to NRS Chapter 279 (Redevelopment of Communities). It is anticipated that the parking lot paving will be completed by June 2021, and the project will be coordinated with other street frontage improvements on Curry Street.

If the expenditure is approved, a contract for the proposed construction will be brought back to the Board of Supervisors for approval at a future meeting.

Contact Lee Plemel at lplemel@carson.org or (775) 283-7075 if you have any questions regarding this item.

Attachments:

- 1) Proposed parking lot site plan presentation slides

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: Redevelopment Revolving Fund - P751020001-6037510-507010 Capital Improvements

Is it currently budgeted? Yes

Explanation of Fiscal Impact: \$190,000 was approved in the FY 2020 Redevelopment budget for parking lot rehabilitation and an additional \$240,000 was approved in the FY 2021 budget, for a total of \$430,000. \$190,000 from the FY 2020 budget will be rolled forward as part of the first round of budget augmentations in January.

Alternatives

Do not fund the parking lot rehabilitation project.

Attachments:

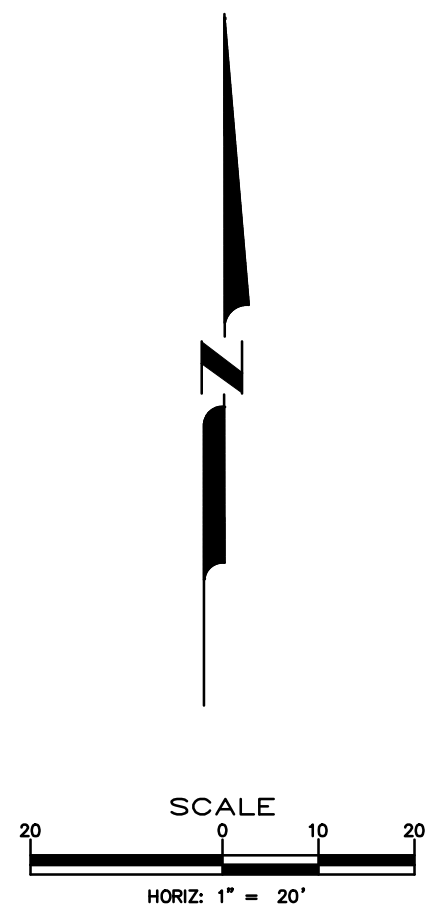
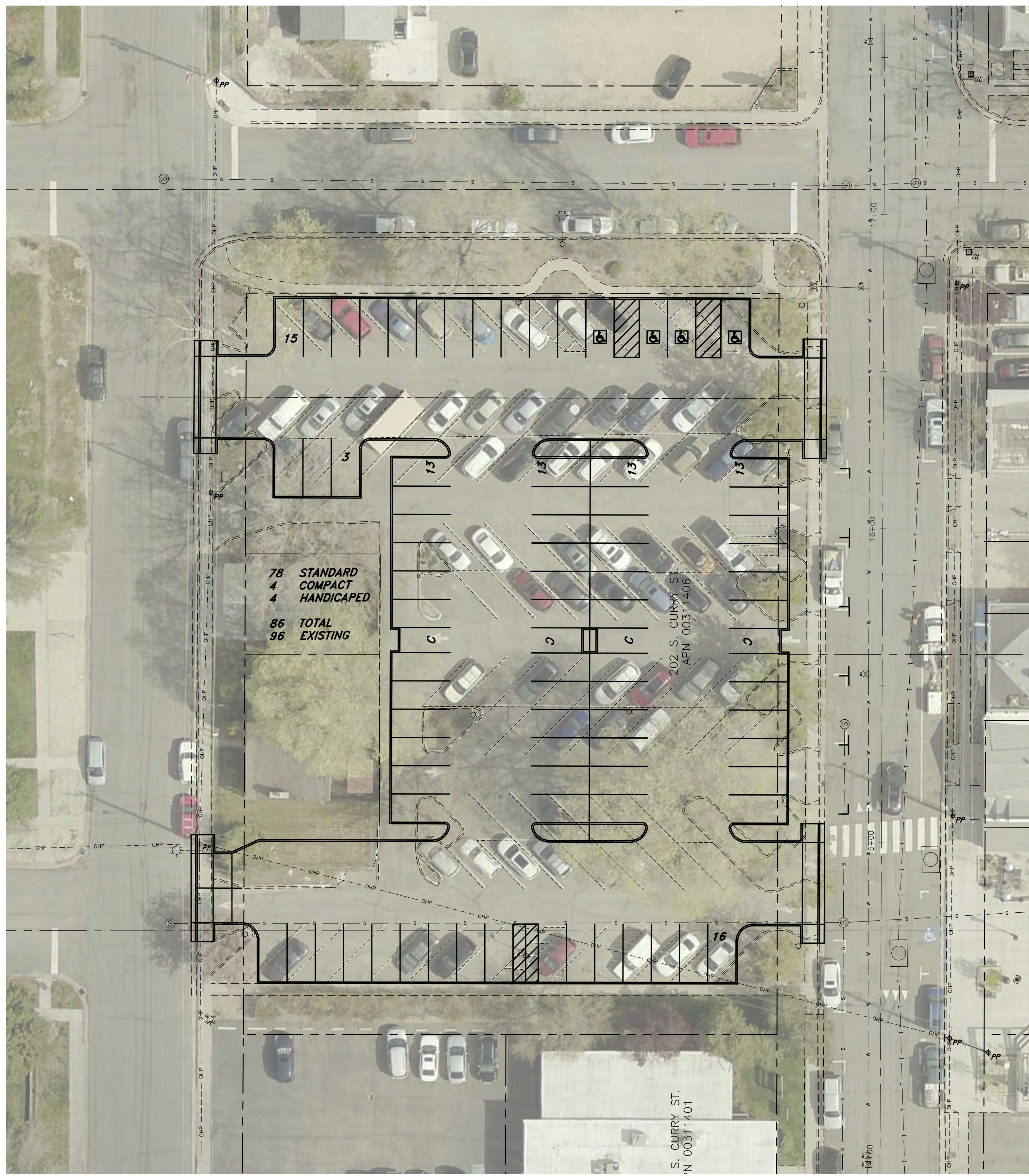
[RDA-2020-0016 1.RDA.1 Parking lot site plan.pdf](#)

Board Action Taken:

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

(Vote Recorded By)

I:\CAPITA_PROJECTS\Projects\75102001 - Downtown Redevelopment\GIS\Design\DWG\75102001 - PARKING.dwg, crossmss.dwg, 10/23/19



PROJECT NAME
PROJECT NAME
PROJECT No. XX-XXXX
PARKING LOT ALTERNATE 2
PLAN & PROFILE

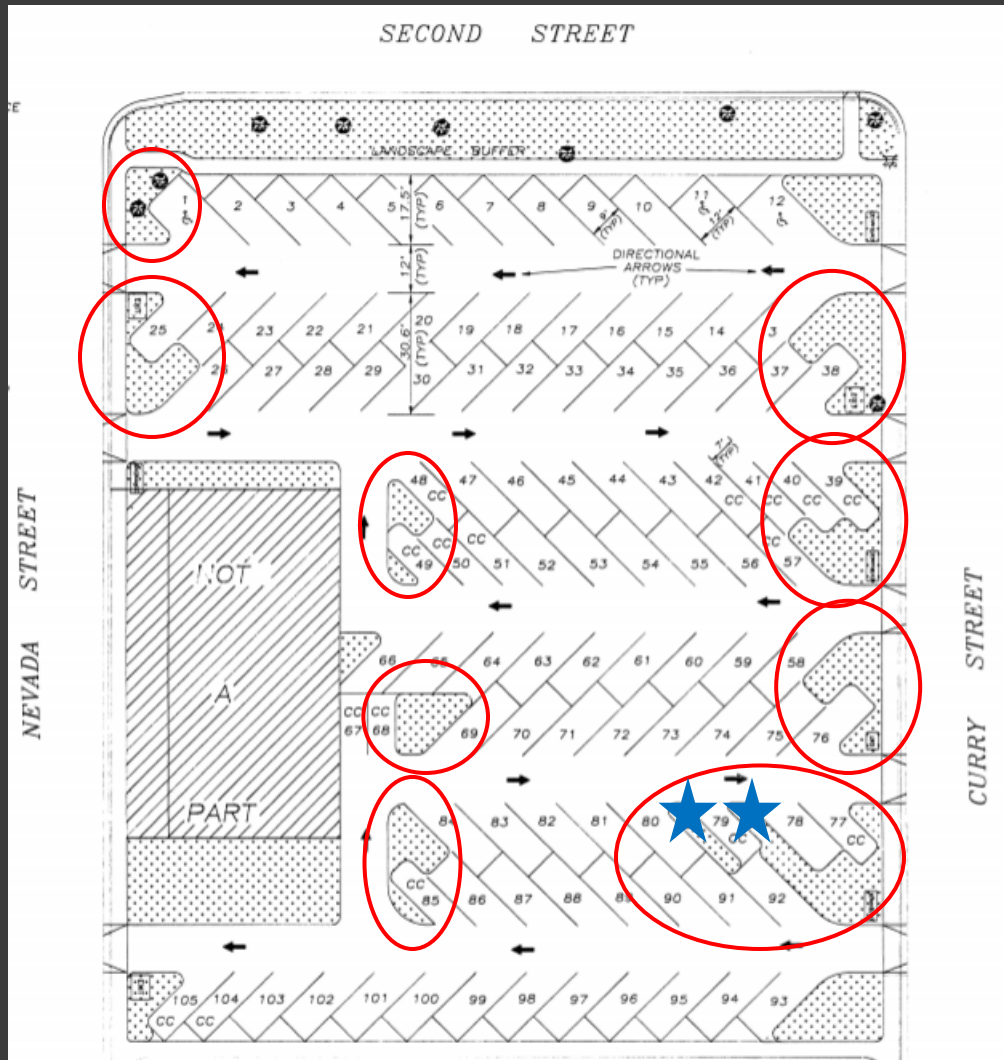
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CARSON CITY
PUBLIC WORKS DEPARTMENT
 3505 BUTTI WAY CARSON CITY, NEVADA 89701
 PH: 887-2355 FAX: 887-2112

DESIGNED BY: XXX
 DRAWN BY: XXX
 CHECKED BY: XXX
 DWG NO.: 251020001-2parking.dwg
 SCALE (HORIZ): X"=XX'
 SCALE (VERT): X"=XX'
 PLOT DATE: 10/23/19

SHEET
1.
 OF

Existing Parking Lot



Original Construction Plans (1992)

- Constructed in 1992
- # of parking spaces = 96
- 8 driveways (5 on Curry Street, 3 on Nevada Street)
- Unsafe, inefficient layout with oddly shaped planters
- 2 large Siberian Elm trees damaging infrastructure

Existing Parking Lot

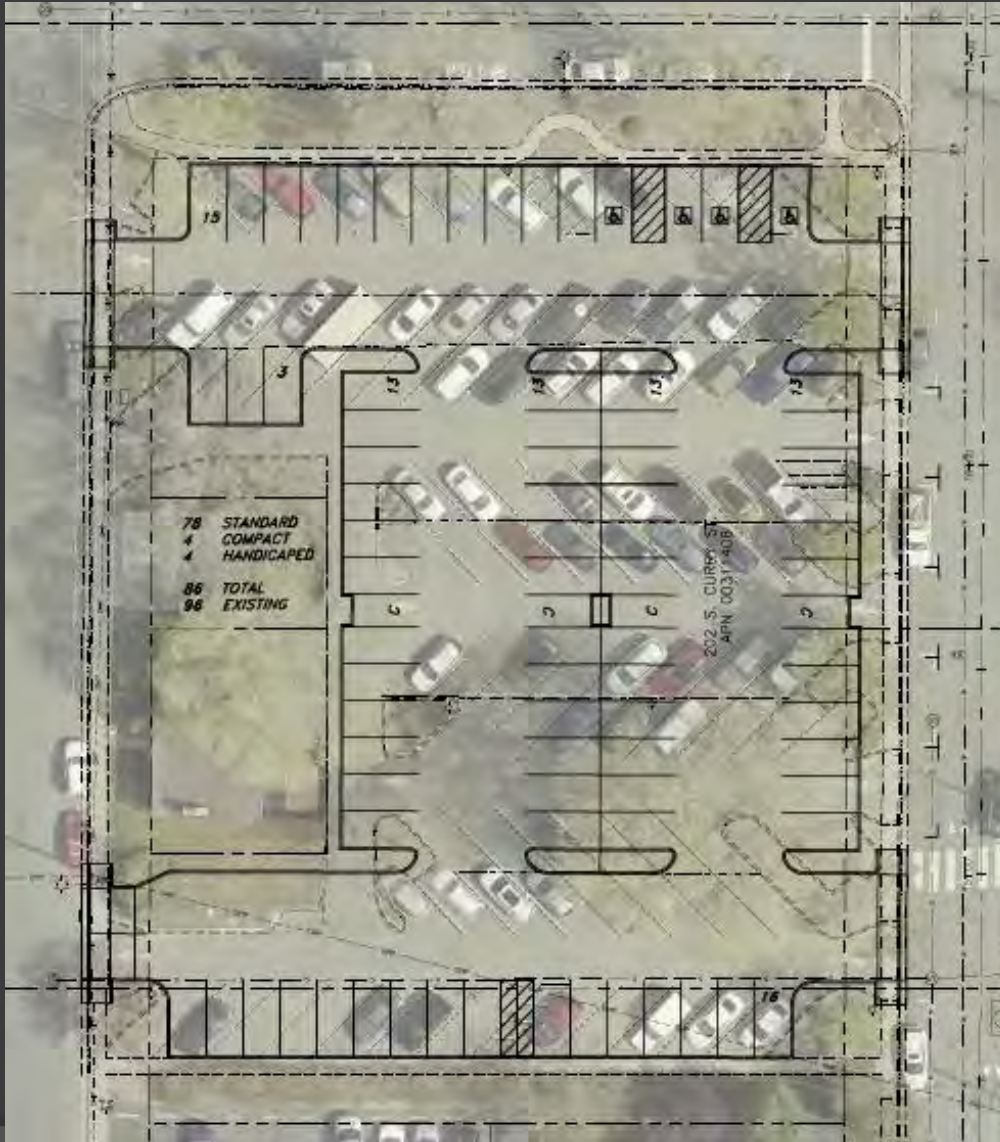


Failed Pavement Sections

Tree Roots Damaging Infrastructure



Parking Lot Reconfiguration



- Proposed # of parking spaces = 89 (Net loss of 6 spaces)
- Safer, more functional parking lot configuration
- 4 driveways (2 on Curry Street, 2 on Nevada Street)
- Replant new trees more suitable for urban environment