



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** November 5, 2020

Staff Contact: Lee Plemel, AICP, Director

Agenda Title: For Possible Action: Discussion and possible action regarding the adoption of a proposed Resolution authorizing the expenditure of \$430,000 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 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. 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

Proposed Motion

I move to adopt Resolution No. 2020-R-__.

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 Resolution.

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 in the FY 2020 available budget will be rolled forward during the first round of budget augmentations in January.

Alternatives

Do not fund the parking lot rehabilitation project.

Attachments:

[RDA-2020-0016 2.BOS 1 Res.3rd St Parking Lot.docx](#)

Board Action Taken:

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

(Vote Recorded By)

RESOLUTION NO. 2020-R-__

A RESOLUTION AUTHORIZING THE EXPENDITURE OF \$430,000 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 \$430,000 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 _____, 2020 by the following vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Brad Bonkowski, Mayor Pro Tempore/Acting Mayor
Carson City, Nevada

ATTEST:

Aubrey Rowlett, Clerk
Carson City, Nevada