



## STAFF REPORT

**Report To:** Redevelopment Authority      **Meeting Date:** October 21, 2021

**Staff Contact:** Hope Sullivan

**Agenda Title:** For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors for the expenditure of \$435,000 from the fiscal year ("FY") 2022 Redevelopment Revolving Fund Undesignated Projects for additional sidewalks and pedestrian ramp improvements in the redevelopment areas, as an expense incidental to the carrying out of the Redevelopment Plan. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: 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 the adoption of a resolution by a two-thirds majority vote of the Board of Supervisors upon recommendation by the Redevelopment Authority. At its meeting of May 20, 2021, the Redevelopment Authority requested that Public Works staff identify additional sidewalk and handicap accessibility needs in the Redevelopment Areas. This agenda item is in response to that request.

**Agenda Action:** Formal Action / Motion      **Time Requested:** 20 Minutes

### **Proposed Motion**

I move to recommend to the Board of Supervisors approval of the proposed expenditure as presented.

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

Sustainable Infrastructure

### **Previous Action**

May 20, 2021: The Redevelopment Authority authorized \$200,000 for "Sidewalk and ADA Improvements" in the FY 2022 budget.

### **Background/Issues & Analysis**

Expenditures from the Redevelopment Revolving Fund require a recommendation for approval from the Redevelopment Authority and approval by the Board of Supervisors. This item is for the Redevelopment Authority to make the required recommendation to the Board of Supervisors regarding the proposed expenditures from the FY 2022 budget.

In FY 2022, the Redevelopment Authority allocated \$200,000 to a "Sidewalk and ADA Improvements" project. At the time of funding, the Authority asked that the Public Works staff identify additional opportunities for improvements to the sidewalks and handicap accessibility in the redevelopment areas.

Public Works staff has identified a need of \$330,000 in sidewalk and ADA improvements as part of the Colorado Street Pavement Project in Redevelopment Area 2, \$105,000 for improvements in the vicinity of Stewart Street and Musser Street in Redevelopment Area 1, and \$200,000 for improvements in the vicinity of Stewart Street and Telegraph Street in Redevelopment Area 1.

Project funding would involve transferring funds from the Redevelopment Revolving Fund Undesignated Projects budget to the Sidewalk and ADA Improvements project budget.

The Undesignated Projects account currently has a balance of \$990,982.

More detailed information on the request can be found in the attached memo dated October 21, 2021 from Randall Rice, City Engineer and the associated presentation on Sidewalk CIP Planning.

**Applicable Statute, Code, Policy, Rule or Regulation**

NRS Chapter 279 (Redevelopment of Communities); Redevelopment Area Plans

**Financial Information**

**Is there a fiscal impact?** Yes

**If yes, account name/number:** Redevelopment Revolving Fund, 6037510-507010 Capital Improvements Account

Redevelopment Revolving Fund, 6037510-507799 Undesignated Projects Account

**Is it currently budgeted?** No

**Explanation of Fiscal Impact:** If approved, \$435,000 will be transferred from undesignated to the Capital Improvements Account and a project number will be created. \$990,982 is currently available in the "Undesignated Projects Account" in the Redevelopment Revolving Fund.

**Alternatives**

Modify or do not recommend approval of the proposed expenditure.

**Attachments:**

[Sidewalk CIP Planning Memo \(10.21.21\).pdf](#)

[RACC\\_Presentation\\_-\\_Redevelopment\\_Sidewalks\\_\\_10.21.21\\_.pdf](#)

**Board Action Taken:**

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

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



# CARSON CITY NEVADA

## Consolidated Municipality and State Capital

### PUBLIC WORKS

**Date:** October 21<sup>st</sup>, 2021

**To:** Hope Sullivan, AICP  
Community Development Director

**From:** Randall Rice, PE  
City Engineer  
Carson City Public Works

**Re:** Sidewalk CIP Planning  
Redevelopment Authority

This memorandum provides a summary of the funding request, associated with the sidewalk and accessible pedestrian ramps, in the redevelopment districts. On May 20<sup>th</sup>, 2021 the Redevelopment Authority (RA) authorized a \$200,000 budget for "Sidewalk and ADA Improvements" for FY22 in District 2 of the Redevelopment Area. Staff has developed recommendations on the best use of this funding allocation, additional recommendations for current and future spending, and prioritization methodology.

In District 2 of the Redevelopment Area, Staff has identified a need of \$330,000 of sidewalk and ADA improvements. The needs are associated with the Colorado Street Pavement Project that is currently approaching the 90% design stage with a budget shortfall. Additional funding from RACC or another source will ensure the project scope will not be reduced. This is an important City project which connects a high to medium density residential area to the recently upgraded S. Carson Street Corridor and serves children and families of all abilities. The corridor is served by JAC Transit making the need for continued investment of these improvements very high.

In District 1 of the Redevelopment Area, Staff has reconnoitered the downtown district and determined that the Stewart and Telegraph area is an underserved area in need of sidewalk and ADA improvements. This area of District 1 includes high traffic areas with important access needs to bus stops, grocery stores, and downtown parking. This area includes missing sidewalk, sidewalk in need of repair, and pedestrian ramps that are missing or out of compliance with current ADA standards. Redevelopment Funds utilized towards these improvements will follow the City's mission and purpose of the citywide ADA Transition Plan.

An area of specific interest is the corner of Stewart and Musser, where the sidewalk is in very poor condition and is closely connected with access to State and City buildings. Because of the challenges associated with existing infrastructure and ADA compliance, Staff recommends allocating \$105,000 towards funding this portion of sidewalk. For the remaining Stewart and Telegraph area, staff recommends an allocation of \$200,000. Funding could be provided in this current fiscal year with undesignated funds, or through future fiscal year funds in next year's budget, to start addressing the necessary improvements in this area. Any additional funds can be scalable and the project limits can grow as needed to meet available funding provided.



**CARSON CITY NEVADA**  
**Consolidated Municipality and State Capital**  
**PUBLIC WORKS**

I hope you find this information useful in evaluating future projects for funding.

Thank you for your time,

A handwritten signature in black ink that reads "Randall C. Rice". The signature is written in a cursive style with a large, stylized "R" and "C".

Randall Rice, PE  
City Engineer  
Carson City Public Works



**Redevelopment Area**

# **SIDEWALK CIP PLANNING**

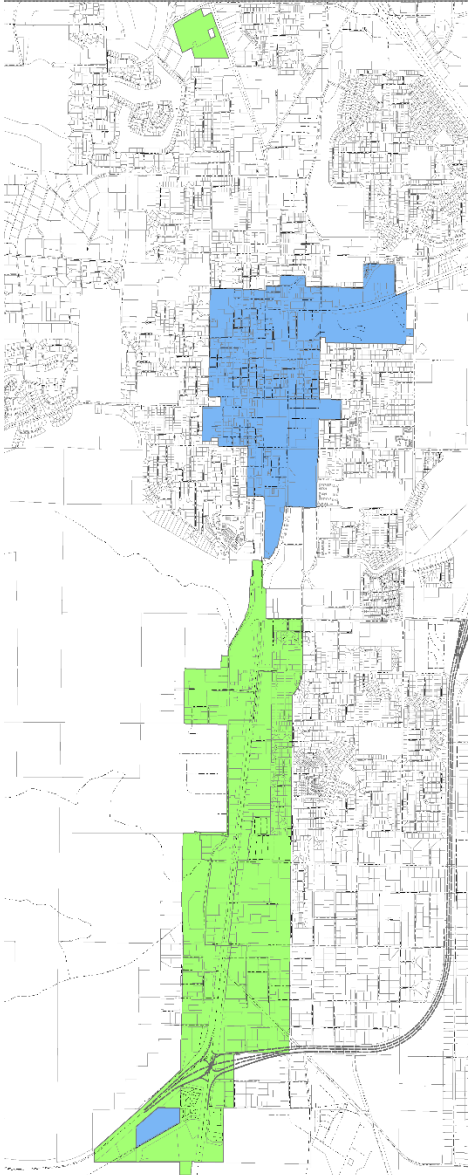


**Randall Rice, PE**  
CITY ENGINEER

**October 21, 2021**



# Intro/Background

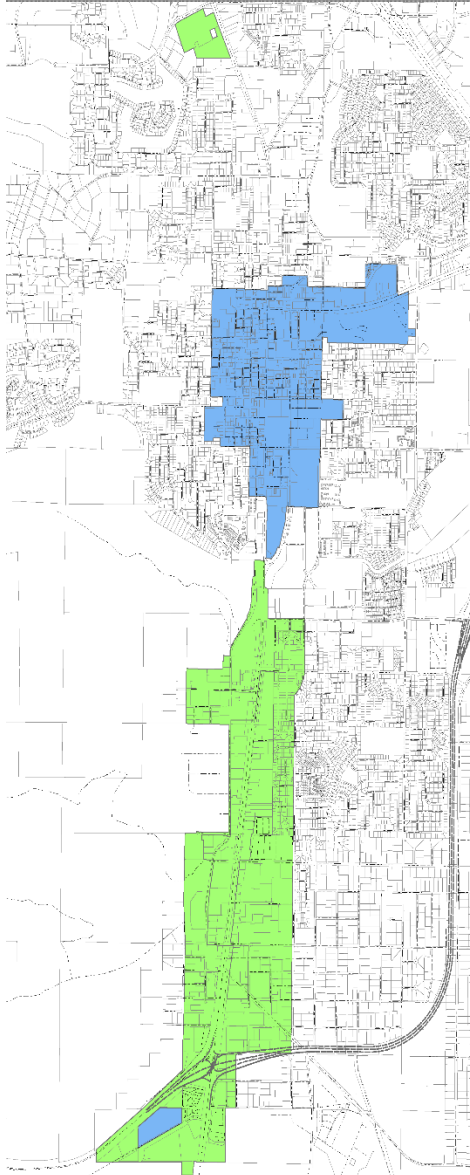


## 5/20/21 - Redevelopment Authority

- Approved \$200,000 budget for FY22 for Improvements in RA District 2
- 151 years (City wide) to replace sidewalks and ramps based on replacement needs



# Proposed Dist. 2 Funding



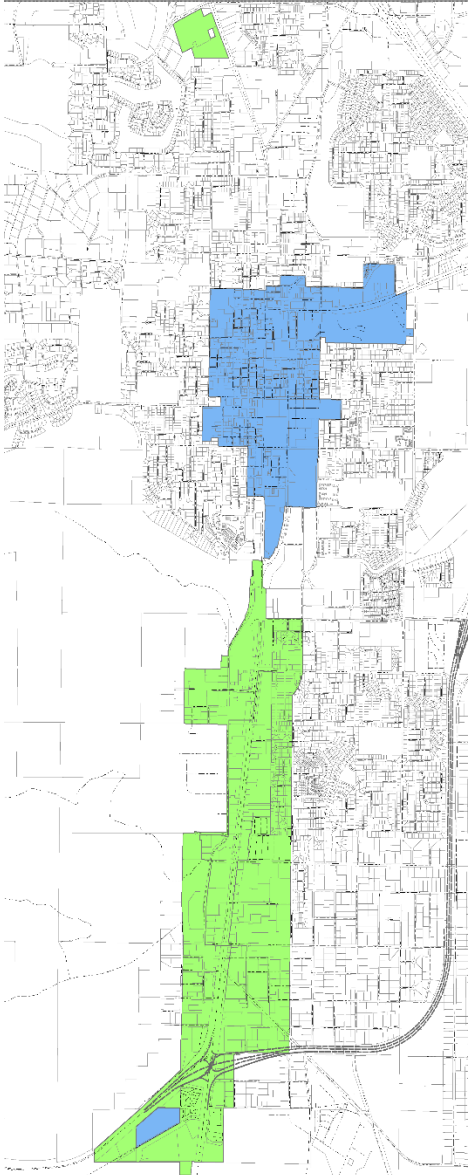
- Currently working on the “*Colorado Street Pavement Project*”
- Project requires additional \$330,000 to complete all sidewalk and pedestrian ramps proposed on project between California and Roop
- Staff recommends using the \$200,000 towards these improvements + \$130,000 to fund the identified improvements
- If unfunded, Project will evaluate other possible funds or remove scope from project

# Proposed Dist. 2 Funding





# Proposed Dist. 2 Funding

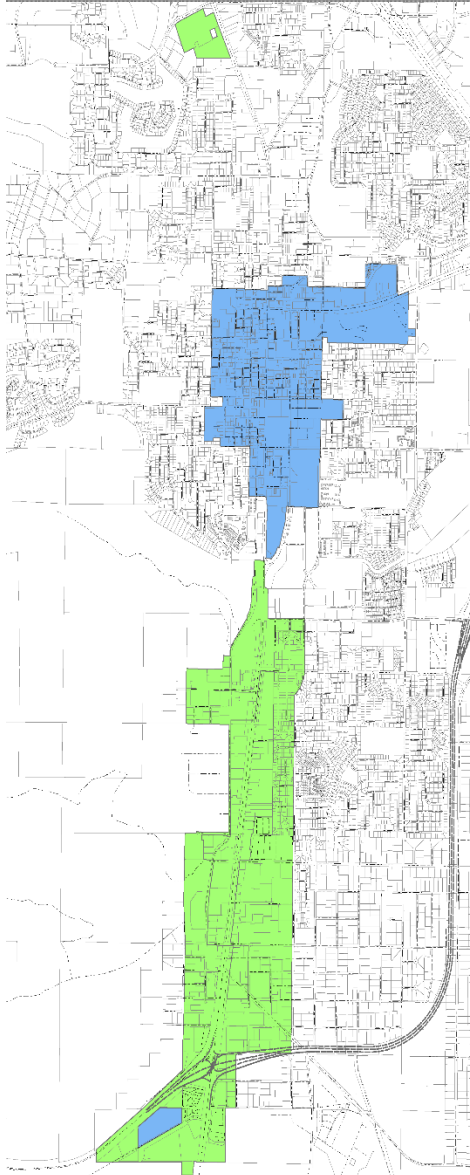


## COLORADO STREET NEED

- Range of high and medium density residential uses, including low- and moderate-income persons
- Constructing improvements will improve pedestrian connectivity
- Improve pedestrian travel for children and families walking to and from school
- The ADA improvements will allow for future rehabilitation projects
- California Street and Colorado Street serve JAC Transit routes



# Proposed Dist. 1 Funding

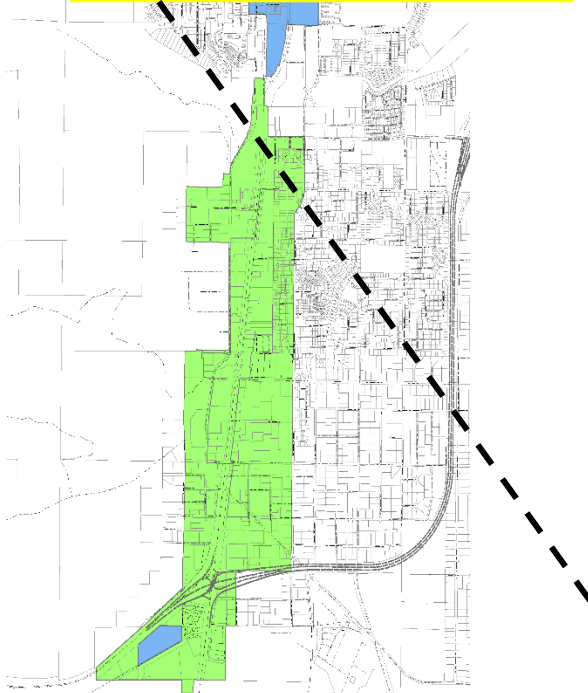


- There are also needs for sidewalk and pedestrian ramps in District 1
- Propose \$105,000 for sidewalk improvement project this FY for NW corner of Stewart and Musser
- Propose additional \$200,000 (or more) for sidewalk improvement project this FY or next FY
- Begin focus on Stewart and Telegraph area for connectivity and accessibility
- Targeted focus on underserved areas where access to bus stops, shopping, and parking are needed

# Proposed Dist. 1 Funding

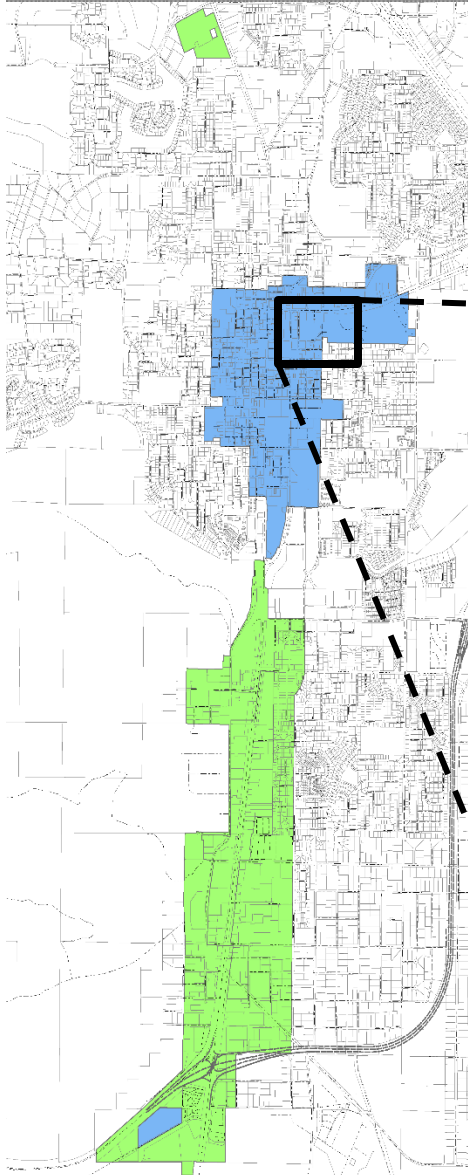


**NW CORNER OF STEWART AND MUSSER**



# Proposed Dist. 1 Funding

## STEWART AND TELEGRAPH AREA

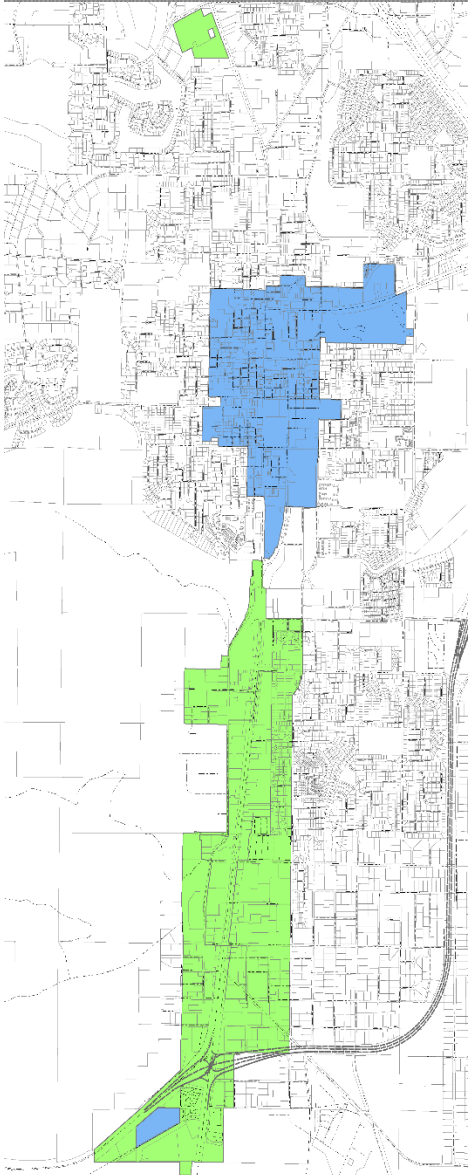


**RACC Redevelopment Area #1  
Year 1 Focus Area**

- Missing Curb Ramps
- Existing Curb Ramps
- Sidewalks are missing, need improvement or reconstruction
- 🏫 Carson City Schools
- 🍺 Brewery Arts Center
- 🏛️ Carson City Community Center
- 🌿 Carson City Farmer's Market
- 🍷 Carson Nugget
- 🏥 Carson Tahoe Continuing Care Hospital
- 🏛️ Chamber of Commerce
- 🚏 Downtown Transfer Plaza/ JAC Bus Stops
- 🏛️ Governor's Mansion
- 🏛️ Carson City Museums
- 🛒 Smiths Grocery Store
- 🅅 Parking Lot
- 🌳 Parks
- 📍 RACC Redevelopment Area #1
- 📍 RACC Redevelopment Area #2

0 215 430 Feet

# Proposed Dist. 1 Funding



## Prioritization

- High Traffic Areas w/ Important Connectivity or Underserved
- Provides Safe and ADA compliant access
- Sidewalks serve several JAC bus stops
- Alternative mode of transportation to critical POIs
- Enhanced business access to individuals with disabilities