

**DRAFT MINUTES**  
**Regular Meeting**  
**Carson City Redevelopment Authority Citizens Committee (RACC)**  
**Monday, March 4, 2024 ● 5:00 PM**  
**Community Center Robert “Bob” Crowell Boardroom**  
**851 East William Street, Carson City, Nevada**

**Commission Members**

**Vice Chair – Richard Bragiel**                      **Member – Ashley Ackerman**  
**Member – Margaret Green-Wilson**        **Member – Member Lee Kennedy**  
**Member – Lisa Schuette**

**Staff**

Hope Sullivan, Community Development Director  
Todd Reese, Supervising Deputy District Attorney  
Tamar Warren, Senior Deputy Clerk

**NOTE:** A recording of these proceedings, the board’s agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder’s Office and are available for review during regular business hours.

The approved minutes of this meeting and all other meetings are available on [www.Carson.org/minutes](http://www.Carson.org/minutes).

**1. CALL TO ORDER, ROLL CALL AND DETERMINATION OF QUORUM**

(5:00:41) – Member Schuette called the meeting to order at 5:00 p.m. Roll was called and a quorum was present.

<b>Attendee Name</b>	<b>Status</b>	<b>Arrived</b>
Vice Chair Richard Bragiel	Absent	
Member Ashley Ackerman	Present	
Member Margaret Green-Wilson	Present	
Member Lee Kennedy	Present	
Member Lisa Schuette	Present	

**2. PUBLIC COMMENTS**

(5:01:17) – Member Schuette entertained public comments. Deni French informed the Commission of water shortages such as running out of water in Mexico City due to not having open spaces any longer. Mr. French expressed concern that “asphalting” all the open spaces caused Mexico City to begin trucking their water from other areas shortly. Mr. French urged Carson City to consider the aftermath of growth and invited officials to look into the Public Lands Act.

**3. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – OCTOBER 2, 2023**

(5:04:54) – Member Schuette introduced the item and entertained changes, Corrections, and/or a motion.

(5:05:15) – Member Ackerman moved to approve the October 2, 2023, RACC meeting minutes as presented. The motion was seconded by Member Kennedy.

<b>RESULT:</b>	<b>APPROVED (4-0-0)</b>
<b>MOVER:</b>	Ackerman
<b>SECONDER:</b>	Kennedy
<b>AYES:</b>	Ackerman, Green-Wilson, Kennedy, Schuette
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Bragiel

**4. MEETING ITEMS:**

**4.A FOR DISCUSSION ONLY: DISCUSSION OF REDEVELOPMENT AREAS IN CARSON CITY, INCLUDING THE LOCATIONS, OBJECTIVES AND TIMELINES OF THE REDEVELOPMENT AREAS AS WELL AS A DESCRIPTION OF HOW REDEVELOPMENT AREAS FUNCTION.**

(5:05:34) – Member Schuette introduced the item. Ms. Sullivan gave background and reviewed a PowerPoint presentation, incorporated into the record, on the Redevelopment Area 1 and 2 maps, objectives, goals, funding information, and expiration dates. She also responded to clarifying questions. Member Schuette was informed that the State limited Redevelopment Areas to 30 years; however, the timeframe might be shortened. There were no additional comments. This item was not agendized for action.

**4.B RDA-2024-0072 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE FISCAL YEAR (“FY”) 2025 REDEVELOPMENT DISCRETIONARY FUNDS TENTATIVE BUDGET ALLOCATIONS AND A RECOMMENDATION TO THE REDEVELOPMENT AUTHORITY TO IMPLEMENT REDEVELOPMENT OBJECTIVES.**

(5:16:38) – Member Schuette introduced the item and read into the record a prepared disclosure statement, advised of no disqualifying conflict of interest, and stated that she would participate in discussion and action. Ms. Sullivan introduced City Engineer Randy Rice, Parks Superintendent Dave Navarro, and Recreation Superintendent Dan Earp who would participate in the discussion. She also reviewed the FY 2025 Redevelopment Budget Allocation Recommendations and compared them against the FY 2024 figures, all of which are incorporated into the record. Ms. Sullivan clarified that the unused 2024 and not rolled-over funds would be reallocated as undesignated funds. She also read into the record the following:

*“The general policy of RACC and the Redevelopment Authority is to use discretionary Redevelopment funds for infrastructure projects that benefit the general public and provide support to*

*existing property owners, businesses and events rather than providing incentives directly to individual property owners, businesses or events. Given the City’s space needs, redevelopment staff is anticipating that allocating money to the City’s space needs will be a priority. However, the staff will not be able to confirm this until it meets with the Redevelopment Authority.”*

(5:33:49) – Ms. Sullivan clarified that events that cannot be ticketed, such as the July 4<sup>th</sup> Fireworks and the Tree Lighting will be funded; however, events that were funded as seed money, such as the Farmer’s Market will see their funds reduced as they become self-sufficient. She noted that a five-year plan would be discussed at a future meeting in which such funding reductions would be considered. Member Schuette inquired about the cost of street closures and Public Works Director Darren Schulz explained that it would vary based on the event size and the areas covered. She was also in support of rolling over only \$100,000 to cover the Engine House Arch project expenses and received clarification from Mr. Navarro that the \$50,000 Fuji Park Improvement funds would be used for design towards future improvements. As for Mills Park Improvements, Mr. Navarro stated that due to vendor issues, they had not been able to do the concrete work but would be able to start the project with the 2024 funds. Member Schuette was in favor of increasing the funding for ADA sidewalk improvements. Discussion ensued regarding the Engine House Arch and Mr. Rice noted that many issues such as the poor condition of the stones and the increased costs had been reasons for recommending that the City not continue the project.

(5:57:16) – Members Kennedy, Ackerman, and Schuette suggested seeing the Carson City Hyundai dealer’s upcoming façade improvement request to make a better decision. Member Ackerman inquired about the K-Mart area and Mr. Rice offered to look into identifying issues such as code compliance. Member Schuette and Member Kennedy were in favor of keeping the event closure funding and increasing the ADA sidewalk improvement funds to \$250,000. There were no additional comments; therefore, Member Schuette entertained a motion.

**(6:03:28) – Member Kennedy moved to modify Staff’s recommendation to add \$25,000 to Event Street Closure in FY 2025, to increase Sidewalk and ADA Improvement funding from \$200,000 to \$250,000 in FY 2025, and not have any changes to the Downtown Sidewalk Improvement as it would be funded from the \$250,000. The motion was seconded by Member Ackerman.**

<b>RESULT:</b>	<b>APPROVED (4-0-0)</b>
<b>MOVER:</b>	Kennedy
<b>SECONDER:</b>	Ackerman
<b>AYES:</b>	Ackerman, Green-Wilson, Kennedy, Schuette
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Bragiel

**5. DISCUSSION ONLY:**

- a. STAFF REPORTS AND UPDATES ON MATTERS RELATING TO THE RACC.**

**FUTURE AGENDA ITEMS FOR THE NEXT RACC MEETING.**

**RACC MEMBER REPORTS AND COMMENTS.**

(6:04:46) – Ms. Sullivan received confirmation that the 5 p.m. start time would work for the members. She also noted that the five-year plan would be agendaized for an upcoming meeting.

**6. PUBLIC COMMENTS**

(6:06:16) – Member Schuette entertained final public comments. Mr. French expressed disappointment that the infrastructure funds did not consider bus stops as he did not consider them safe. He also stated that he had trouble accessing the agenda materials. Mr. French suggested utilizing the K-Mart area for the Western Nevada College expansion and wished to provide more input on agenda items in the future.

**7. FOR POSSIBLE: ADJOURNMENT.**

**(6:09:57) – Member Schuette adjourned the meeting at 6:09 p.m.**

The Minutes of the March 4, 2023, Carson City Redevelopment Authority Citizens Committee meeting are so approved on this 1<sup>st</sup> day of April 2024.