

**CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE**  
**Minutes of the August 5, 2013 Meeting**

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A regular meeting of the Carson City Redevelopment Authority Citizens Committee was scheduled for 5:30 p.m. on Monday, August 5, 2013, in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Lorraine Bagwell  
Vice Chairperson Jed Block  
Member Brad Bonkowski  
Member Ronni Hannaman  
Member Dan Neverett  
Member Jean Perpich  
Member Lacy Sheck

**STAFF:** Lee Plemel, Planning Division Director  
Randal Munn, Chief Deputy District Attorney  
Tamar Warren, Deputy Clerk/Recording Secretary

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

1. **CALL TO ORDER** (5:39:04) – Chairperson Bagwell called the meeting to order at 5:39 p.m.
2. **ROLL CALL** (5:39:15) – Roll was called and a quorum was present.
3. **PUBLIC COMMENTS AND DISCUSSION** (5:39:30) – Chairperson Bagwell entertained public comments; however, none were forthcoming. Vice Chairperson Block disclosed that he is the current president of the Brewery Arts Center (BAC); however, he stated that he was not compensated for it, as he was serving as a volunteer. Vice Chairperson Block added that John Shelton, Executive Director of the Brewery Arts Center would be introducing that portion of the agenda.
4. **FOR POSSIBLE ACTION: APPROVAL OF MINUTES FROM July 1, 2013.** (5:40:50) – Chairperson Bagwell introduced the item. **Member Neverett moved to approve the minutes of the July 1, 2013 meeting as written. The motion was seconded by Vice Chairperson Block. Motion carried 7-0.**

**5. AGENDA ITEMS:**

**5-1 FOR POSSIBLE ACTION: TO MAKE RECOMMENDATIONS TO THE REDEVELOPMENT AUTHORITY REGARDING THE USE OF UNDESIGNATED CAPITAL IMPROVEMENTS FUNDS IN THE AMOUNT OF \$162,124 FOR FISCAL YEAR 2013-14.** (5:41:18) – Chairperson Bagwell introduced this item. Mr. Plemel presented the agenda materials which are incorporated into the record, and stated that the Public Works Department had budgeted for painting the street fixtures; therefore, this item would no longer apply. Mr. Plemel noted that he had included in his spreadsheet the Historic District signs, benches in the Carson City Downtown area, and the Commercial Corridor light pole banners, adding that the last item would most likely be funded from a different budget. Chairperson Bagwell invited the applicants to present their requests.

(5:47:14) – Vern Krahn, Carson City Park Planner, presented background information and a request, incorporated into the record, to make landscaping and site improvements to the Carson City Fairgrounds Events Plaza at Fuji Park, for a better event experience. He called the request “bare bones”, acknowledging the funding limitations. Member Hannaman inquired about the cost of adding tables underneath the shelter, and was informed that permanent tables would cost \$1,200 per table. Member Neverett was informed that if the Committee chose to fund the landscaping prior to funding the shelters at the park, it would be acceptable; however, Mr. Krahn believed that it would be better to complete

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Phase One of the project first. He also clarified for Member Bonkowski that the funds requested were for material costs only, since the City would be responsible for installation. Member Hannaman stressed the importance of having shade on the grounds. Chairperson Bagwell entertained public comments. Joel Dunn, Executive Director of the Carson City Convention and Visitors Bureau (CCCVB) introduced himself and noted that the CCCVB would like to partner with the City in creating the light pole banners, and stressed the importance of the BAC in creating quality of life and culture in the community. Mr. Dunn stated that the CCCVB would like to manage scheduling opportunities for several facilities including the Fairgrounds at Fuji Park, and compared it to the economic engine created by Centennial Park. He also believed that concession sales would be a good cost-recovery opportunity. Steve Forester, General Manager of Bodine's Casino, commented that Fuji Park was underutilized but believed it had potential, citing a recent and successful bull-riding competition. He also noted that lack of power was an issue that needed to be resolved. JoAnn Skelly with the University of Nevada Cooperative Extension, spoke on behalf of 4H participants and stressed the importance of shade structures which would create additional opportunities. Sandy Wallin, also with University of Nevada Cooperative Extension, 4H and Youth Programs, believed that the area lacked a venue for 4H participants to utilize. She was also in favor of a shade structure, adding that the venue would attract youth from neighboring counties as well.

(6:11:00) – John Copoulos, Architect for the BAC project, noted an error in the agenda materials, clarifying that the construction budget of \$81,422 included the costs for design and engineering. He also introduced John Shelton, Executive Director of the BAC and offered to answer questions. Mr. Shelton explained that this first phase was critical to the street closure and campus development. He also gave background on several performing arts programs involving local schools and students and described the importance of closing Minnesota Street for safety reasons. Mr. Shelton explained that he and Mr. Dunn were working together to create a broader cultural experience for athletes and their families. Member Bonkowski was informed that the engineering costs outlined in the application were not a reimbursement for funds already spent. Mr. Copoulos informed Member Neverett that the 2010 costs outlined in the application were still valid. Member Hannaman was told that the project could be completed by winter. Vice Chairperson Block inquired about supplemental donations and was informed that there were no concrete commitments; however, donor interest was present for future projects.

(6:21:09) – William Landry introduced himself as a property owner on the 3200 block of South Carson Street, adding that he represented “all of the property owners in that area”, and called it an underperforming section of Carson City. He noted that the property owners in “this prime commercial area” had been waiting for “some redevelopment help”. Mr. Landry presented his request, incorporated into the record, noting that his property and three others in a three block area did not have access to City water and fire hydrants. In response to a question by Member Hannaman, Mr. Landry noted that the area consisted of “ten-plus acres”. He also stressed that one third of the property owners’ tax dollars went to redevelopment and would be disappointed if they did not receive redevelopment funds, and noted that real estate developers would be more inclined to develop the area should they have access to City water. Member block inquired about the role of the Public Works Department in replacing or installing fire hydrants, and Mr. Plemel clarified that the property owners were responsible for the fire hydrants on their properties. Member Perpich inquired about additional resources that Mr. Landry had explored to develop the property and wondered if the other tenants were inclined to pay City water rates instead of using their well water. Mr. Landry explained that many property owners were unable to sell their land due to the lack of City water. Member Perpich encouraged Mr. Landry to join forces with the remaining tenants to apply for Enterprise Funds. Chairperson Bagwell inquired about the residential use outlined by Mr. Landry. In response to a question by Member Bonkowski, Mr. Plemel explained that once the City water became accessible to the property owners, they would still pay for the hookup portion. Mr. Landry stated that future developers would pay for the water hookup. He also estimated the cost of bringing in the water and the fire hydrant to the property to be around \$54,000.

(6:47:20) – Chairperson Bagwell invited additional speakers on behalf of the Historic District signs and the Downtown area benches. Mr. Krahn stated that he was also a liaison to the Cultural Commission, and noted that its members would love to partner with this Committee and the CCCVB to redesign the banners on Fairview Street so it would “consistently work throughout downtown”.

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(6:48:18) – Chairperson Bagwell entertained additional comments, and when none were forthcoming, she suggested a discussion among the Committee members. Mr. Plemel presented a spreadsheet, incorporated into the record, with two recommended options. Discussion ensued among Committee members. Member Perpich believed that all projects were “excellent”; however, she recommended allocating the funds to the projects with the highest return on investment (ROI) such as the Fairgrounds project. Vice Chairperson Block cautioned not to treat Redevelopment funds as a “silver bullet” and suggested funding the projects with the most economic impact and outreach. Members Neverett, Sheck, Bonkowski, and Hannaman suggested allocating the requested amount to the Fairgrounds project and the balance to the BAC. Member Sheck also suggested looking into obtaining the Fairgrounds landscaping plants from the Greenhouse at Carson High School. Chairperson Bagwell noted her agreement with Mr. Landry regarding the importance of water; however, she suggested seeing a development plan. She also recommended funding the Fairground project in full and applying the balance to the BAC project, and cautioned against any signage or benches downtown until being informed of any changes to the street structures. Chairperson Bagwell entertained additional comments, and when none were forthcoming, a motion. **Member Hannaman moved to recommend to the Redevelopment Authority funding for the Fairgrounds Events Plaza in the full amount of \$122,851, and for the Brewery Arts Center to begin their project in the amount of \$39,273, from the Redevelopment Undesignated Infrastructure Fund for Fiscal Year 2013/2014. The motion was seconded by Member Perpich. Motion carried 6-0-1, with Vice Chairperson Block abstaining.** Chairperson Bagwell thanked all the applicants for their hard work.

Project	Requested	RACC					
		Recommendation	A	B	C	D	E
Fairgrounds (Fuji Park) Events Plaza (Phase 1)	\$ 122,851	\$ 122,851	\$ 122,851	\$ 112,851			
Brewery Arts Center Plaza (design & construction)	\$ 81,422	\$ 39,273	\$ 39,273	\$ 49,273			
3101-3331 S. Carson Street Water Line Ext.	\$ 52,842						
Historic District Sign	\$ 10,000						
Benches for Downtown	\$ 11,000						
Commercial Corridor Light Pole Banners	\$ 5,000						
Total:	\$ 283,115	\$ 162,124	\$ 162,124	\$ 162,124	\$ -	\$ -	\$ -
Available:	\$ 162,124	\$ 162,124	\$ 162,124	\$ 162,124	\$ 162,124	\$ 162,124	\$ 162,124
Difference:	\$ (120,991)	\$ -	\$ -	\$ -	\$ 162,124	\$ 162,124	\$ 162,124

**6. NON-ACTION ITEMS:**

**a. STAFF REPORTS AND UPDATE ON MATTERS RELATING TO THE RACC.** (7:09:11) – There were no additional reports from Staff.

**b. FUTURE AGENDA ITEMS.** (7:09:35) – Mr. Plemel reminded the members that the upcoming meeting was tentatively scheduled for Wednesday, September 4, 2013 because of the Labor Day holiday.

**c. RACC MEMBER REPORTS AND COMMENTS.** (7:10:05) – Chairperson Bagwell informed the Committee that this year’s Holiday Ornament would feature the Carson City Children’s Museum, adding that the production was on schedule.

**7. PUBLIC COMMENTS** (7:11:12) – Chairperson Bagwell entertained public comments; however, none were forthcoming.

**8. FOR POSSIBLE ACTION: ACTION TO ADJOURN** (7:11:29) – Chairperson Bagwell introduced the item. **Member Neverett moved to adjourn. The motion was seconded by Member Hannaman. The meeting was adjourned at 7:12 p.m.**

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The Minutes of the August 5, 2013 Carson City Redevelopment Authority Citizens Committee meeting are so approved this 2<sup>nd</sup> day of December, 2013.

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**LORRAINE BAGWELL, Chair**