

**CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE**  
**Minutes of the December 2, 2013 Meeting**

**Page 1**

A regular meeting of the Carson City Redevelopment Authority Citizens Committee was scheduled for 5:30 p.m. on Monday, December 2, 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, Community Development Director  
Randal Munn, Chief Deputy District Attorney  
Cheryl Eggert, Recording Secretary  
Transcribed by: 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** – Chairperson Bagwell called the meeting to order at 5:39 p.m.
2. **ROLL CALL** – Roll was called and a quorum was present.
3. **PUBLIC COMMENTS AND DISCUSSION** – Chairperson Bagwell entertained public comments; however, none were forthcoming.
4. **FOR POSSIBLE ACTION: APPROVAL OF MINUTES FROM July 1, 2013. (5:40:50)** – Chairperson Bagwell introduced the item. **Member Hannaman moved to approve the minutes of the August 5, 2013 meeting. The motion was seconded by Member Perpich. Motion carried 7-0.**
5. **AGENDA ITEMS:**

**5-1 FOR POSSIBLE ACTION: TO MAKE RECOMMENDATIONS TO THE REDEVELOPMENT AUTHORITY REGARDING THE EXPENDITURE OF UP TO \$159,273 FROM THE REDEVELOPMENT REVOLVING FUND AND FY 2012/13 BUDGET CARRYOVER FOR INFRASTRUCTURE AND FACILITIES IMPROVEMENTS AT THE FUJI PARK AND FAIRGROUNDS.** – Chairperson Bagwell introduced this item. Mr. Plemel gave background information and an overview of the agenda item, incorporated into the record, and invited Marena Works, Carson City Deputy City Manager and Vern Krahn, Carson City Park Planner, to elaborate. Member Hannaman inquired about tax incentives the City would award to the property owners of the Sportsman's Warehouse building, and Mr. Plemel clarified that the City had a sales tax reimbursement agreement with the Carson Mall, similar to those with Burlington Coat Factory and Big 5 Sporting Goods stores. He elaborated that the City would reimburse the property owner 50 percent of the sales tax generated by Sportsman's Warehouse. It was believed that the incentives were awarded for 10 years. Member Hannaman noted that the Carrington Company, managing the Carson Mall, had invested around \$1,000,000 in renovating the property.

Ms. Works gave a brief history on the efforts to have a State Fair at Fuji Park and noted that the City planned on having a Nevada Sesquicentennial (NV 150) Fair to coincide with the other celebrations commemorating the 150<sup>th</sup> anniversary of Nevada's statehood. She also announced the hiring of a fair manager in an effort to solicit new attractions such as a rodeo or a concert. Ms. Works indicated that they were pursuing grant options and believed that the

**CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE**

**Minutes of the August 5, 2013 Meeting**

**Page 2**

sesquicentennial committee would help out with advertising the fair. She emphasized the infrastructure needs such as electrical improvement and livestock as critical elements of a fair. Mr. Krahn noted that Nevada Energy was a critical component as their timeline would determine the project completion. Ms. Works explained that the park had adequate water; however, for vendors to stay on-site and in travel trailers, the areas must be well lit. Member Hannaman encouraged Ms. Works to look for sponsors for the event. Mr. Krahn clarified that the current proposal was a conceptual sketch, adding that an electrical engineer would be consulted prior to any electrical work being done. Member Neverett received confirmation that the \$5,000 request was to solicit bids. Member Hannaman was informed that the shade structure would be fitted to house electricity, and that the building maintenance team would be asked to “run the wires” if possible; however, the design funds were still needed for “the amount of wattage that’s necessary”. He also explained that the timeline would be tight as it depended on NV Energy. Vice Chairperson Block suggested charging a minimal amount instead of making the fair free to indicate a certain value and generate some revenue. Ms. Works clarified that they will charge for parking and noted that Baily Pond could not be blocked off for daily use per an agreement with the Nevada Department of Wildlife (NDOW). She also noted that they would need to worry about allowing Bodine’s Casino patrons to park for free in the shared parking lot, adding that she was not opposed to having local hotels shuttle their patrons to the fair. Mr. Krahn clarified for Member Bonkowski that they could accommodate around 400 cars; however some of the parking area could have other uses. Discussion ensued regarding the parking usage during park hours and the limitations of Fuji Park and Ms. Works noted that the trend had been not to charge entry fees at fairs. Member Bonkowski expressed concern over Fuji Park being an appropriate facility due to all its limitations. Discussion ensued regarding project management costs and Mr. Krahn outlined the steps necessary to manage the project, adding that it was managed by the hour and not by the project cost percentage. In response to Vice Chairperson Block’s question, Ms. Works cited all the grants and foundations she was exploring as funding sources. Chairperson Bagwell entertained additional comments, and when none were forthcoming, a motion. **Member Hannaman moved to recommend to the Redevelopment Authority approval of the expenditure of up to \$159,273 from the Redevelopment Revolving fund and FY 2012/2013 budget carryover for permanent infrastructure at Fuji Park and Fairgrounds. The motion was seconded by Member Neverett.** Chairperson Bagwell requested a report back to the Committee on a future date. Vice Chairperson Block expressed concern over the “carte blanche” spending and suggested funding the preliminary electrical plan cost of \$96,070, and addressing the expenditure balance in the January or February meeting. Ms. Works noted that the proposal was prepared prior to hiring the fair manager and finalizing the costs. Member Hannaman noted that she would like to leave the motion as is. Further discussion ensued. Chairperson Bagwell entertained public comments and when none were forthcoming, a vote. **Motion carried 5-1-1, with a “no” vote from Vice Chairperson Block and an abstention from Member Bonkowski.** Mr. Krahn requested further clarification regarding the “no vote”. Vice Chairperson Block noted that the \$96,070 would be sufficient to spend in December and January, adding that he wanted the project to go forward, and believed the \$96,070 amount could get the project started.

**6. NON-ACTION ITEMS:**

**a. STAFF REPORTS AND UPDATE ON MATTERS RELATING TO THE RACC.** – There were no additional reports from Staff.

**b. FUTURE AGENDA ITEMS.** – Chairperson Bagwell requested an update on the Fairgrounds expenditure and on other approved projects by the Committee.

**c. RACC MEMBER REPORTS AND COMMENTS.** – Upon Vice Chairperson Block’s request, Chairperson Bagwell informed the Committee that this year’s Carson City Holiday Ornament, featuring the Carson City Children’s Museum and benefiting Redevelopment, was available for purchase at The Purple Avocado. Member Hannaman expressed excitement over the “polishing” of Fuji Park and Fairgrounds, calling it “a diamond in the rough”. Vice Chairperson Block invited the public to the annual Silver and Snowflakes State and City Christmas Tree Lighting Ceremony on December 6, 2013. Member Sheck inquired about future Fuji Park bookings and was informed by Mr.

**CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE**  
**Minutes of the December 2, 2013 Meeting**

**Page 3**

Krahn that the exhibit area was “pretty much booked for 2014”; however, not very many events were scheduled at the Arena.

7. **PUBLIC COMMENTS** – Chairperson Bagwell entertained public comments; however, none were forthcoming.
8. **FOR POSSIBLE ACTION: ACTION TO ADJOURN** – Chairperson Bagwell introduced the item. **Vice Chairperson Block moved to adjourn. The motion was seconded by Member Bonkowski. The meeting was adjourned at 7:06 p.m.**

The Minutes of the December 2, 2013 Carson City Redevelopment Authority Citizens Committee meeting are so approved this 7<sup>th</sup> day of April, 2014.

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**LORRAINE BAGWELL, Chair**