

**DRAFT MINUTES**  
**Regular Meeting**  
**Carson City Redevelopment Authority Citizens Committee**  
**Monday, March 3, 2015 ● 5:30 PM**  
**Community Center Sierra Room**  
**851 East William Street, Carson City, Nevada**

**Board Members**

<b>Chair – Ronni Hannaman</b>	<b>Vice Chair– Garrett Lepire</b>
<b>Member – Lori Bagwell</b>	<b>Member – Court Cardinal</b>
<b>Member – Craig Mullet</b>	<b>Member – Lacy Sheck</b>
<b>Member – Kristoffer Wickstead</b>	

**Staff**

Lee Plemel, Community Development Director  
Adriana Fralick, Chief Deputy District Attorney  
Tamar Warren/Deputy Clerk/Recording Secretary

**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 available for review during regular business hours.

1. **CALL TO ORDER (5:30:16)** – Chairperson Hannaman called the meeting to order at 5:30 p.m.
2. **ROLL CALL AND DETERMINATION OF QUORUM (5:30:31)** – Roll was called and a quorum was present.

Attendee Name	Status	Arrived
Ronni Hannaman	Present	
Garrett Lepire	Absent	
Lori Bagwell	Present	
Court Cardinal	Present	
Craig Mullet	Present	
Lacy Sheck	Absent	
Kristoffer Wickstead	Present	

(5:30:50) – Chairperson Hannaman recognized two new Committee members, Court Cardinal and Craig Mullet, and invited them to introduce themselves.

3. **PUBLIC COMMENTS (5:33:01)** – None.
4. **FOR POSSIBLE ACTION ON APPROVAL OF MINUTES FROM JANUARY 5, 2015.**

**(5:33:30)** – I move to approve the Carson City Redevelopment Authority Citizens Committee Monday January 15, 2015 meeting minutes.

<b>RESULT:</b>	<b>APPROVED (3-0-2)</b>
<b>MOVER:</b>	Wickstead
<b>SECONDER:</b>	Bagwell
<b>AYES:</b>	Bagwell, Hannaman, Wickstead
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	Cardinal, Mullet
<b>ABSENT:</b>	Lepire, Sheck

(5:33:55) – Ms. Fralick clarified that newly-appointed members Cardinal and Mullet had abstained because they had not been present at the previous meeting.

**5. AGENDA ITEMS**

**5.1 UPDATE REGARDING THE APPROVED DOWNTOWN CARSON STREET URBAN DESIGN PROJECT SCHEDULE AND DISCUSSION ONLY REGARDING THE RACC’S ROLE AS A PROJECT DESIGN OVERSIGHT COMMITTEE.**

(5:34:26) – Mr. Plemel introduced the item and gave a brief overview of the project. He also presented the agenda materials, incorporated into the record, emphasizing the role of the Committee.

(5:37:34) – Danny Rotter, Public Works Engineering Manager, and Mike Bennett, Location Principal with Lumos and Associates, introduced themselves and gave background on their connections to Carson City. Both presenters offered to answer the Committee’s questions.

(5:39:20) – Mr. Plemel gave tentative dates for the public feedback and workshop, adding that the Committee would be able to make its first recommendation to the Board of Supervisors (BOS) after the 30 percent design completion. He also noted that Mr. Rotter and Mr. Bennett were here tonight to meet the Board and answer process questions. Mr. Bennett explained that the BOS approvals would take place at the 30 and 90 percent design stages, which would include the cost estimates. He also clarified that the CMR (Construction Manager at Risk) process would be followed throughout the project. Member Bagwell was informed that the intent of the “themeing workshop” on April 14, 2015 was to get public feedback on color, design, etc. prior to reaching the 30 percent review phase. Member Cardinal was informed that starting the value engineering prior to the themeing workshop would not impact the 30 percent review. Discussion ensued regarding the public input versus that of the business owners. Mr. Plemel confirmed that part of the design consideration was future art acquisitions in the right locations. Member Bagwell suggested inviting the Historic Resources Commission and the Cultural Commission to the July 6, 2015 RACC meeting. Member Mullet commented that the “diagonal parking minimizes the amount of interruptions”. Discussion ensued regarding the parking changes on Curry Street from diagonal to parallel, and Chairperson Hannaman was informed that they were done to accommodate trucks.

There were no public comments.

**5.2 FOR POSSIBLE ACTION: TO CHANGE THE RACC REGULAR MEETING SCHEDULE FROM ONCE A MONTH TO MEETING AT LEAST QUARTERLY, PROVIDED THAT REDEVELOPMENT STAFF, THE CHAIR, OR MAJORITY OF THE COMMITTEE MAY CALL SPECIAL MEETINGS IN ANY MONTH, AS NECESSARY TO ADDRESS RACC BUSINESS MATTERS.**

(6:02:22) – Mr. Plemel presented the agenda materials, incorporated into the record and suggested scheduling a minimum of one quarterly meeting, with May being a key meeting month for Special Event Funding allocations. Members were in favor of the proposed schedule.

There were no public comments.

**(6:07:05) – MOTION: I move to adopt a policy that RACC will meet at least quarterly, provided that Redevelopment Staff, the Chair, or majority of the Committee may call special meetings in any month, as necessary to address. RACC business matters.**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Cardinal
<b>SECONDER:</b>	Wickstead
<b>AYES:</b>	Hannaman, Bagwell, Cardinal, Mullet, Wickstead
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Lepire, Sheck

**6. NON-ACTION ITEMS:**

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

(6:07:50) – Mr. Plemel explained that Supervisor Karen Abowd, Redevelopment Authority Chair, has directed Mr. Plemel and Nick Providenti, Carson City Finance Director, to ask the BOS to give direction on RACC expectations and priorities relating to the City’s strategic plan.

**b. FUTURE AGENDA ITEMS.**

(6:08:55) – Special Event Allocation, a Redevelopment budget update, and a report on the downtown project workshop. Member Bagwell suggested discussing the methodology of the Special Event Allocation. Member Mullet suggested discussing grant opportunities as well. Discussion ensued regarding the Horseshoe Casino, a for sale property, and how it would affect the downtown project. Member Wickstead wished to address the changes to the “Southern Corridor” with the upcoming freeway project.

**c. RACC MEMBER REPORTS AND COMMENTS.**

**7. PUBLIC COMMENTS**

(6:19:45) – None.

**8. FOR POSSIBLE ACTION: ADJOURNMENT. (6:19:50) – Member Bagwell moved to adjourn. The motion was seconded by Member Wickstead. The meeting was adjourned at 6:20 p.m.**

The Minutes of the March 2, 2015 Carson City Redevelopment Authority Citizens Committee meeting are so approved this 6<sup>th</sup> day of April, 2015.

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RONNI HANNAMAN, Chair