



TECHNICAL MEMORANDUM

Date: October 31, 2017

To: Daphne Hooper
City Manager, City of Fernley

From: Frederick Steinmann
Assistant Research Professor
University Center for Economic Research

Cc: Richard Bartholet, University Center for Economic Development
Mark Bruce, Bruce Law Group
Thomas Harris, University Center for Economic Development
Brandi Jensen, City of Fernley
Colleen Unterbrink, City of Fernley

RE: Proposed Time Line and Critical Path Chart for City of Fernley Redevelopment Project

As part of the City of Fernley Redevelopment Project, I have put together the revised attached table and critical path chart outlining the 23 individual critical tasks associated with completion of this project. This revised critical path table and chart reflects the soon-to-be rescheduled community workshops, Workshop No. 2 through Workshop No. 6. I am still confident that the project can be completed to ensure that the redevelopment district, if approved by the City Council, is created in the current fiscal year.

Please feel free to share this information with the Fernley City Council in advance of the scheduled November 15, 2017 City Council meeting. I plan to present this revised critical path table and chart at the November 15, 2017 City Council meeting as well as an update on the completion of the blight survey and summary of the results.

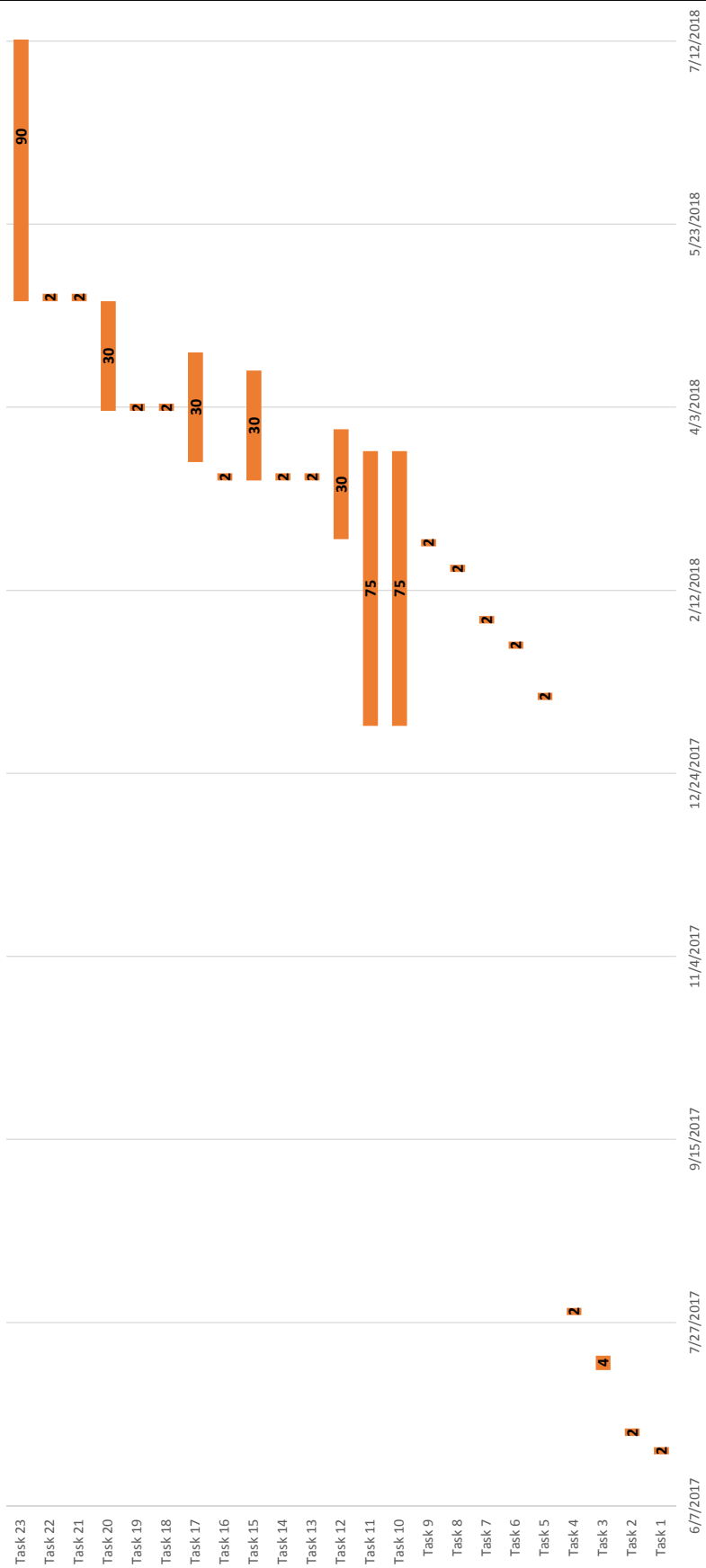
If you have any questions regarding the information presented in this technical memorandum, please feel free to contact myself by phone (775.784.1655) or by email (fred@unr.edu) at your convenience.

Sincerely,

Frederick Steinmann
Assistant Research Professor

Table 1			
Critical Tasks – City of Fernley Redevelopment Project (Revised October 2017)			
Task	Start Date	Days to Completion	Description
Task 1	6/21/2017	2	City Council Resolution directing Staff and UCED to Commence the Blight Survey of the Proposed Redevelopment Project Area
Task 2	6/26/2017	2	Mail Notification Letters to Property Owners within the Proposed Redevelopment Project Area
Task 3	7/14/2017	4	Completion of Blight Survey for Proposed Redevelopment Project Area
Task 4	7/29/2017	2	Community Workshop No. 1 (Development of Section 1 and Section 2)
Task 5	1/13/2018	2	Community Workshop No. 2 (Development of Section 4)
Task 6	1/27/2018	2	Community Workshop No. 3 (Development of Section 5 and Section 6)
Task 7	2/3/2018	2	Community Workshop No. 4 (Development of Section 7)
Task 8	2/17/2018	2	Community Workshop No. 5 (Development of Section 8)
Task 9	2/24/2018	2	Community Workshop No. 6 (Development of the Owner Participation Agreement/Owner Participation Rules)
Task 10	1/6/2018	75	Development of Draft Redevelopment Plan
Task 11	1/6/2018	75	Development of Draft Owner Participation Rules
Task 12	2/26/2018	30	Mail Notification Letters of Upcoming Planning Commission and City Council Meetings regarding Draft Redevelopment Plan and Draft Owner Participation Rules
Task 13	3/14/2018	2	Presentation of the Draft Redevelopment Plan and Draft Owner Participation Rules to the City Planning Commission
Task 14	3/14/2018	2	Presentation of the Draft Redevelopment Plan and Draft Owner Participation Rules to the City Council
Task 15	3/14/2018	30	Make Revisions to the Draft Redevelopment Plan and Draft Owner Participation Rules as Requested
Task 16	3/14/2018	2	Delivery of Administrative Review Draft of the Tentative Final Redevelopment Plan and Owner Participation Rules
Task 17	3/19/2018	30	Mail Notification Letters of Upcoming Planning Commission and City Council Meetings regarding Final Redevelopment Plan and Final Owner Participation Rules (Reading 1)
Task 18	4/2/2018	2	Presentation of the Final Redevelopment Plan and Final Owner Participation Rules to the City Planning Commission for Adoption (Reading 1)
Task 19	4/2/2018	2	Presentation of the Final Redevelopment Plan and Final Owner Participation Rules to the City Council for Adoption (Reading 1)
Task 20	4/2/2018	30	Mail Notification Letters of Upcoming Planning Commission and City Council Meetings regarding Final Redevelopment Plan and Final Owner Participation Rules (Reading 2)
Task 21	5/2/2018	2	Presentation of the Final Redevelopment Plan and Final Owner Participation Rules to the City Planning Commission for Adoption (Reading 2)
Task 22	5/2/2018	2	Presentation of the Final Redevelopment Plan and Final Owner Participation Rules to the City Council for Adoption (Reading 2)
Task 23	5/2/2018	90	Begin 90-Day Challenge Period

Critical Path Chart - City of Fernley Proposed Redevelopment Project Area (Revised October 2017)



Task	Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	Task 7	Task 8	Task 9	Task 10	Task 11	Task 12	Task 13	Task 14	Task 15	Task 16	Task 17	Task 18	Task 19	Task 20	Task 21	Task 22	Task 23	
Start Date	6/21/2017	6/26/2017	7/14/2017	7/29/2017	1/13/2018	1/27/2018	2/3/2018	2/17/2018	2/24/2018	1/6/2018	1/6/2018	2/26/2018	3/14/2018	3/14/2018	3/19/2018	4/2/2018	4/2/2018	4/2/2018	4/2/2018	4/2/2018	4/2/2018	5/2/2018	5/2/2018	7/12/2018
Days to Completion	2	2	4	2	2	2	2	2	2	75	75	30	2	2	30	2	30	2	2	2	2	2	2	90