

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING**

November 15, 2017

Mayor Edgington called the meeting to order at 5:02 pm at Fernley City Hall, 595 Silver Lace Blvd, Fernley, NV.

1. INTRODUCTORY ITEMS

1.1 Roll Call

Present: Mayor Roy Edgington, Councilman Dan McCassie, Councilwoman Sue Seidl, Councilman Stan Lau, Councilwoman Fran McKay. City Manager Daphne Hooper, City Attorney Brandi Jensen, City Clerk Kim Swanson, City Engineer Derek Starkey, Building Official Rick Kabele, Planning Director Tim Thompson, Assistant to the City Manager Colleen Unterbrink, Deputy Public Works Director Barry Williams. **Absent:** Councilwoman Shari Whalen.

1.2. Public Comment

John Reichlein, Fernley resident felt the City of Fernley should be the County seat.

1.3. Approval of the Agenda

Motion: MOVE TO APPROVE THE AGENDA AS SUBMITTED, **Action:** Approve, **Moved by** Councilwoman Sue Seidl, **Seconded by** Councilman Stan Lau. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4). **Yes:** Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl. **Absent:** Councilwoman Shari Whalen.

2. CONSENT AGENDA:

2.1. (Possible Action) Approval of Voucher Report.

2.2. (Possible Action) Approval of Minutes from October 18, 2017

2.3. (Possible Action) Approval of Business Licenses

2.4. Possible action to authorize the execution of the Water Right Banking and Dedication Agreement with R.C. Herrera and Donnia Herrera, APN 021-132-21, TCID Serial Number 1031-5-A in the amount of 2.52 acre feet.

2.5. Possible approval of a contract for OpenGov in an amount not to exceed \$24,995.

City Attorney Jensen explained there would be an amendment to the OpenGov contract before it is signed by the City Manager.

Motion: MOVE TO APPROVE THE CONSENT AGENDA AS SUBMITTED, **Action:** Approve, **Moved by** Councilwoman Sue Seidl, **Seconded by** Councilman Stan Lau.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4). **Yes:** Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl. **Absent:** Councilwoman Shari Whalen.

3. REPORTS This item is for various public entity representatives to provide general information to the Council and public. No action will be taken.

3.1. Reports by City Staff, City Council and the Mayor, including but not limited to monthly statistical reports by city departments.

City Manager Hooper reported the Tourism Board application period is now open. The next Convention and Tourism Authority Meeting will be held on December 11, 2017. She reported the Hometown Christmas Parade and Christmas Tree Lighting will be held on December 9th. She reported In Tune Tales with the Grinch will be held at City Hall in the Council Chambers on December 9th. City Manager Hooper reported the Citizens Academy will be held in January and February. Applications are now being accepted. City Hall will be closed November 23rd and 24th in observance of Thanksgiving and Family Day, and December 25th and 26th in observance of Christmas.

Building Official Kabele provided the stats from the Building Department for the month of October.

City Attorney Jensen reported articles relating to the history of the Fernley Depot have been donated to her. She in turn, donated them to the City.

Councilwoman McKay reported the Fernley Football Team is still undefeated. She reported there will be a tailgate party at Carpet King on Saturday. She reminded everyone Wreaths Across America is still collecting donations and volunteers are still needed for the community Thanksgiving Dinner.

Mayor Edgington reported the Fern45 Event raised over \$10,000 to give to the Veterans Coalition. He thanked Public Works for cleaning the lot next to the Depot.

4. PRESENTATIONS

4.1. Presentation of the blight analysis as conducted through the Fernley Redevelopment Study, presented by Dr. Fred Steinmann, of the University Center for Economic Development, University of Nevada, Reno.

Dr. Fred Steinman explained the upcoming adjusted timetable for the completion of the Redevelopment Project, including the soon-to-be rescheduled workshops. Dr. Steinman presented the preliminary findings of blight in the Redevelopment Study Area in the City of Fernley (see attached power point).

4.2. Presentation and discussion of the Western Nevada Development District Comprehensive Economic Development Strategy (CEDS) by Ron Radil, Executive Director of WNDD

Ron Radil, Executive Director of Western Nevada Development District President of the Development District Ed Lawson presented the Comprehensive Economic Development Strategy and project listing (see attached power point).

4.3. Presentation, discussion, and possible action on the 2018 Community Development Block Grant Program project applications and citizen participation process.

Assistant to the City Manager Unterbrink presented an overview of the annual CDBG priorities and implement the citizen participation process (see attached power point). She

explained this meeting represents the second public meeting. The 3rd public meeting will take place on December 6th where the council will vote on the selection and prioritization of projects.

Mayor Edgington open public input. There was none.

Motion: MOVE TO ACCEPT THE ANNUAL CDBG PROGRAM OVERVIEW PRESENTATION, PRIORITIES, AND SUPPORT THE CITIZEN PARTICIPATION PROCESS. **Action:** Approve, **Moved by** Councilman Stan Lau, **Seconded by** Councilwoman Fran McKay. **Yes:** Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl. **Absent:** Councilwoman Shari Whalen.

5. PROCLAMATIONS AND/OR EMPLOYEE RECOGNITION

There were none.

6. PUBLIC HEARINGS

6.1. Discussion and Possible Action to Adopt Bill #263 - Baby Changing Tables

Building Official Kabele explained this is the second reading of Bill 263.

Mayor Edgington called for public input. There was none.

Motion: MOVE TO ADOPT BILL 263 ESTABLISHING THE REQUIREMENTS FOR BABY CHANGING TABLES IN THE ADOPTED BUILDING CODE OF THE CITY OF FERNLEY CHANGING THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE TO INCLUDE SPECIFIC REQUIREMENTS FOR THE INSTALLATION OF BABY CHANGING TABLES IN PUBLIC ACCESSIBLE RESTROOMS CONSTRUCTED ON OR AFTER OCTOBER 1, 2017, AND TO AMEND THE CITY OF FERNLEY MUNICIPAL CODE TITLE 8, CHAPTER 2, SECTION 01 (A) (1) TO INCORPORATE THOSE SAME REQUIREMENTS, **Action:** Approve, **Moved by** Councilman Stan Lau, **Seconded by** Councilwoman Sue Seidl. **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 4). **Yes:** Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl. **Absent:** Councilwoman Shari Whalen.

7. STAFF REPORTS

7.1. Discussion and Possible Action to approve a Contract for Professional Planning Services, to Wood Rodgers, Inc., in an amount not to exceed \$100,000.

Senior Planner Thompson explained this item is for a contract for professional services for the Master Plan update which was included in the current budget.

Councilman Lau disclosed that he is a former employee of Wood Rodgers. He stated he did not feel this was a disqualifying conflict of interest therefore he would vote on this matter.

Motion: I MOVE TO APPROVE THE CONTRACT WITH WOOD RODGERS, INC. FOR PROFESSIONAL PLANNING SERVICES NOT TO EXCEED \$1000,000, **Action:** Approve, **Moved by** Councilwoman Sue Seidl, **Seconded by** Councilman Dan McCassie.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 4). **Yes:** Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl. **Absent:** Councilwoman Shari Whalen.

8. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS:

These items will be discussed by Mayor and City Council to possibly be placed on a future agenda.

There were none.

9. PUBLIC COMMENT

John Reichlein, Fernley resident, inquired about the Blight Study on Sage Drive.

City Attorney Jensen reported Community Chest has been offered space at City Hall and will offer a support group for domestic violence.

ADJOURNMENT

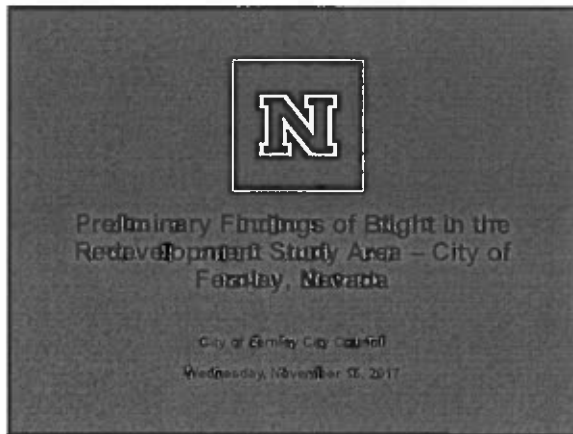
There being no further business to come before it, the Fernley City Council meeting adjourned at 6:36 pm.

Approved by the Fernley City Council on December 6, 2017 by a vote of:

AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

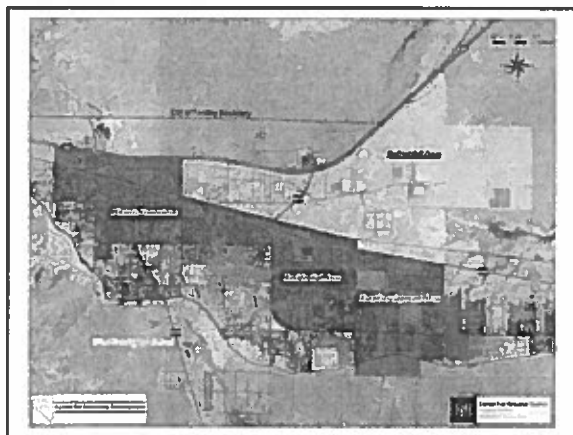
Mayor Roy Edgington

ATTEST: City Clerk Kim Swanson



Areas Acceptable for Inclusion Into a Redevelopment District
Nevada Revised Statute Chapter 279, Section 519:

- 1 A redevelopment area need not be restricted to buildings, improvements or lands which are detrimental or inimical to the public health, safety or welfare, but may consist of an area in which such conditions predominate and injuriously affect the entire area. A redevelopment area may include, in addition to the blighted areas, lands, buildings or improvements which are not detrimental to the public health, safety and welfare, but whose inclusion is found necessary for the effective redevelopment of the area of which they are a part.
2. At least 75 percent of the area included within a redevelopment area must be improved land and may include, without limitation:
 - (a) Public land upon which public buildings have been erected or improvements have been construction.
 - (b) Land on which an abandoned mine, landfill or other similar use is located and which is surrounded by or directly abuts the improved land.
3. The area included within a redevelopment area maybe contiguous or noncontiguous.



Areas Acceptable for Inclusion Into a Redevelopment District
Nevada Revised Statute Chapter 279, Section 519:

4. If the subject of the redevelopment is an eligible railroad or facilities related to an eligible railroad, the area included within a redevelopment area may consist of contiguous or noncontiguous vacant land that:
 - (a) Is located near the eligible railroad; and
 - (b) May accommodate commercial or industrial facilities that may use the eligible railroad.
5. The taxable property in a redevelopment area must not be included in any subsequently created redevelopment area until at least 50 years after the effective date of creation of the first redevelopment area in which property was included.
6. As used in this section, "improved land" means:
 - (a) Land that contains structures which: (1) are used for commercial, industrial, or government purposes; and have been connected to water facilities, sewer facilities or roads, or any combination thereof.
 - (b) Any areas related to the structures described in paragraph (a), including, without limitation, landscaping areas, parking areas, porches and streets; and
 - (c) If the subject of the redevelopment area is an eligible railroad or facilities related to an eligible railroad: (1) land on which the eligible railroad is located; and (2) any areas related to the eligible railroad, including, without limitation, land on which is located railroad tracks, a railroad right-of-way or a facility related to the eligible railroad.

City of Fernley Redevelopment Project Area and Subareas

| Geographic Area | Total Number of Acres | Percent of City-Wide Total | Total Number of Parcels | Percent of City-Wide Total |
|-------------------------------------|-----------------------|----------------------------|-------------------------|----------------------------|
| City of Fernley | 76,803.4 | 100.0% | 9,461 | 100.0% |
| Proposed Redevelopment Project Area | 4,013.7 | 5.1% | 3,868 | 41.1% |
| Historic Downtown | 873.5 | 1.1% | 1,075 | 11.4% |
| Industrial Area | 1,378.1 | 1.7% | 508 | 5.3% |
| Residential Area | 584.9 | 0.7% | 1,043 | 11.0% |
| West Development Area | 433.0 | 0.5% | 172 | 1.8% |
| East Development Area | 743.2 | 0.9% | 1,000 | 11.5% |

Summary of Blighting Categories
City of Fernley Redevelopment Study Area

| Blighting Category | City Study Area | Historic Downtown | Industrial | West Development | Residential | East Development |
|---|-----------------|-------------------|------------|------------------|-------------|------------------|
| 1. The existence of buildings and structures, used or intended to be used for residential, commercial, industrial or other purposes, or any combination thereof, which are unfit or unsafe for their purposes and are conducive to health, sanitation or fire hazards, and are generally poorly constructed or in process of use or more of the following factors: (1) Deteriorative decay and character of physical condition. (2) Poorly constructed or the structure and layout of buildings. (3) Inadequate protection for windows, light, ventilation, heat, space and mechanical facilities. (4) High concentrations, concentrations, obstructions, visual obstructions or zoning of use. | 2 | 3 | 3 | | | 1 |
| 2. An excessive obstruction, deterioration or decay. | 3 | 3 | 2 | 2 | | |
| 3. The subsiding and sink of lots of irregular forms and shapes and structures that are unfit for their purposes and development. | 1 | 2 | | | | |
| 4. The being out of balance of the structure and other physical characteristics of the ground and surrounding conditions. | 1 | 2 | 3 | 2 | | |
| 5. The existence of: (a) Open spaces, streets, open spaces and utilities. (b) The presence of lots or other areas which may be subdivided. (c) Presence of damaged water, sewage, hazardous and other and systems infrastructure in such an extent that the property is not fit for its intended use and the structure are hazardous for the area if public safety is affected. | 1 | 2 | 1 | 2 | | |
| 6. A grouping or other lack of proper attention of some parts of the area, resulting in a stopped and irregular condition of land which is generally unfit and unsafe for its intended use, health, safety and welfare. | 1 | | 2 | 2 | | 2 |
| 7. A lack of protection and a violation of proper use of some parts of the area, resulting in its future deterioration and other uses to be hazardous for the health of the public, health and safety. | 1 | | 2 | | | |
| 8. The uncontrolled concentration of buildings or property. | 1 | 1 | 1 | | | |
| 9. The existence of an abandoned area. | | | | | | |

Summary of Preliminary Blighting Conditions

Four Areas:

1. Total Assessed Value
2. Socio-Demographic and Economic Data
3. The Redevelopment Blight (or Property) Survey
4. Age of Initial Construction or Improvement

Socio-Demographic and Economic Analysis

Seven Areas:

1. Population
2. Housing Characteristics
3. Income
4. Poverty
5. Educational Attainment
6. Age
7. Unemployment

| Fiscal Year | Total Assessed Value Redevelopment Study Area | Percent Change | Total Assessed Value City of Fernley | Percent Change |
|-------------------|---|-------------------|---|-------------------|
| 2011-2012 | \$198,740,020.00 | | \$384,021,068.00 | |
| 2012-2013 | \$185,511,019.00 | -6.66% | \$389,929,401.00 | -3.63% |
| 2013-2014 | \$186,503,919.00 | 0.54% | \$393,439,899.00 | -1.49% |
| 2014-2015 | \$205,529,526.00 | 10.20% | \$402,013,918.00 | 10.61% |
| 2015-2016 | \$229,730,910.00 | 11.77% | \$467,841,185.00 | 16.37% |
| 2016-2017 | \$248,363,897.00 | 8.11% | \$520,186,796.00 | 11.10% |
| Annual Average | \$209,663,148.50 | 4.79% | \$417,738,599.67 | 6.66% |
| Actual Change | \$49,623,877.00 | - | \$136,166,668.00 | - |
| Percent Change | 24.97% | - | 36.46% | - |

Population

Study Area vs. City, County, State and National, 2011 to 2015:

- Redevelopment Study Area: 1.76% total growth
- City of Fernley: 1.21% total growth
- Lyon County: -0.53% total growth
- State of Nevada: 4.66% total growth
- United States: 3.23% total growth

| Geographic Area | Actual Change | Actual Percentage Change | Annual Average Percentage Change |
|---|------------------|-----------------------------|--|
| City of Fernley | \$136,166,668.00 | 36.46% | 6.66% |
| Proposed Redevelopment Project Area | \$49,623,877.00 | 24.97% | 4.79% |
| Historic Downtown | \$7,348,754.00 | 14.74% | 2.93% |
| Industrial Area | \$7,519,522.00 | 9.00% | 1.80% |
| Residential Area | \$17,842,833.00 | 51.38% | 0.29% |
| West Development | \$82,497.00 | 29.80% | 5.96% |
| East Development | \$18,290,571.00 | 57.12% | 10.72% |

Housing Characteristics

Study Area vs. City, County, State and National, 2011 to 2015:

- Redevelopment Study Area: 63.46% owner occupied rate, 36.52% renter occupied rate, 14.34% vacancy rate, 2.84 avg. household size.
- City of Fernley: 62.83% owner occupied rate, 36.58% renter occupied rate, 14.29% vacancy rate, 2.84 avg. household size.
- Lyon County: 71.22% owner occupied rate, 28.98% renter occupied rate, 14.52% vacancy rate, 2.69 avg. household size.
- State of Nevada: 57.01% owner occupied rate, 28.98% renter occupied rate, 15.05% vacancy rate, 2.69 avg. household size.
- United States: 65.06% owner occupied rate, 34.94% renter occupied rate, 12.42% vacancy rate, 2.62 avg. household size.

Income Characteristics

Study Area vs. City, County, State and National, 2011 to 2015:

- Redevelopment Study Area: -1.01% growth in Median Household Income, 1.48% growth in Per Capita Income.
- City of Fernley: -1.09% growth in Median Household Income, 1.48% growth in Per Capita Income.
- Lyon County: 1.41% growth in Median Household Income, 7.72% growth in Per Capita Income.
- State of Nevada: -8.67% growth in Median Household Income, -3.92% growth in Per Capita Income.
- United States: 2.14% growth in Median Household Income, 3.84% growth in Per Capita Income.

Age

Study Area vs. City, County, State and National, 2011 to 2015:

- Redevelopment Study Area: 38.4 years median age.
- City of Fernley: 38.4 years median age.
- Lyon County: 41.7 years median age.
- State of Nevada: 36.6 years median age.
- United States: 37.3 years median age.

Poverty

Study Area vs. City, County, State and National, 2011 to 2015:

- Redevelopment Study Area: 10.66% Poverty Rate.
- City of Fernley: 10.64% Poverty Rate.
- Lyon County: 7.17% Poverty Rate.
- State of Nevada: 7.82% Poverty Rate.
- United States: 7.46% Poverty Rate.

Unemployment Rate

Study Area vs. City, County, State and National, 2011 to 2015:

- Redevelopment Study Area: 9.4% avg. annual unemployment rate.
- City of Fernley: 9.4% avg. annual unemployment rate.
- Lyon County: 12.7% avg. annual unemployment rate.
- State of Nevada: 6.1% avg. annual unemployment rate.
- United States: 7.2% avg. annual unemployment rate.

Educational Attainment

Study Area vs. City, County, State and National, 2011 to 2015 (Percentage of Population with Bachelor's Degree or Higher):

- Redevelopment Study Area: 17.36% of total population.
- City of Fernley: 17.38% of total population.
- Lyon County: 15.28% of total population.
- State of Nevada: 22.57% of total population.
- United States: 30.58% of total population.

Property (Blight) Survey

| General Summary City of Fernley Redevelopment Study Area Blight Survey | |
|--|-------|
| Total Number of Parcels in the Study Area | 3,886 |
| Total Number of Parcels Surveyed and Evaluated | 3,821 |
| Percentage of Total Number of Parcels Surveyed and Evaluated | 98.3% |

| Area | Average Percentage of Improvement Per Parcel |
|------------------------|--|
| Entire Study | 80.7% |
| Historic Downtown Area | 91.7% |
| Industrial Area | 78.2% |
| West Development Area | 0.60% |
| Residential Area | 89.5% |
| East Development Area | 76.2% |

| Area | Total Parcels Surveyed | Total Parcels for Rent | Percent of Parcels Surveyed for Rent |
|------------------------|------------------------|------------------------|--------------------------------------|
| Entire Study Area | 3,821 | 14 | 0.4% |
| Historic Downtown Area | 881 | 5 | 0.6% |
| Industrial Area | 536 | 7 | 1.3% |
| West Development Area | 161 | 0 | 0.0% |
| Residential Area | 999 | 1 | 0.1% |
| East Development Area | 1,103 | 1 | 0.1% |

| | Entire Study Area | Historic Downtown | Industrial | West Development | Residential | East Development |
|---------------------------|-------------------|-------------------|-------------|------------------|-------------|------------------|
| Commercial | 148 (3.3%) | 87 (9.9%) | 91 (3.9%) | 6 (0.0%) | 3 (0.2%) | 2 (0.2%) |
| Industrial | 22 (0.6%) | 3 (0.3%) | 18 (0.9%) | 0 (0.0%) | 0 (0.0%) | 0 (0.0%) |
| Open Space, Recreational | 8 (0.2%) | 4 (0.5%) | 0 (0.0%) | 0 (0.0%) | 0 (0.0%) | 8 (0.5%) |
| Parking | 22 (0.6%) | 12 (1.4%) | 8 (1.1%) | 6 (0.0%) | 1 (0.1%) | 3 (0.3%) |
| Residential | 44 (1.2%) | 7 (0.8%) | 10 (1.0%) | 0 (0.0%) | 27 (2.7%) | 0 (0.0%) |
| Residential Multi-Family | 47 (1.2%) | 33 (3.7%) | 12 (2.2%) | 0 (0.0%) | 0 (0.0%) | 0 (0.0%) |
| Residential Single Family | 2,824 (73.4%) | 680 (74.9%) | 320 (81.4%) | 0 (0.0%) | 881 (86.2%) | 842 (78.3%) |
| Unknown | 4 (0.1%) | 1 (0.1%) | 0 (0.0%) | 0 (0.0%) | 2 (2.7%) | 1 (0.1%) |
| Vacant | 837 (21.9%) | 87 (9.6%) | 103 (26.2%) | 7 (0.0%) | 85 (8.3%) | 246 (22.8%) |
| Other | 34 (0.9%) | 12 (1.4%) | 8 (0.8%) | 3 (1.2%) | 10 (1.0%) | 2 (0.2%) |

| | Entire Study Area | Historic Downtown | Industrial | West Development | Residential | East Development |
|---------------------|-------------------|-------------------|------------|------------------|-------------|------------------|
| Driveway | 3.2 | 2.8 | 2.7 | - | 3.8 | 3.3 |
| Vehicle Circulation | 3.3 | 2.9 | 2.9 | 5.0 | 3.8 | 3.4 |
| Trash Facility | 3.4 | 3.0 | 3.0 | - | 3.8 | 3.4 |
| Truck Parking | 4.0 | 2.8 | 4.3 | - | 3.3 | 4.5 |
| Loading Area | 4.0 | 2.7 | 4.8 | - | 3.3 | 4.5 |
| Paving | 3.2 | 2.7 | 2.7 | 1.8 | 3.7 | 3.3 |
| Sidewalk and Curbs | 3.1 | 2.7 | 2.4 | 1.9 | 3.6 | 3.4 |
| Streets | 3.4 | 3.2 | 2.8 | 4.2 | 3.8 | 3.4 |
| Fencing | 3.2 | 2.7 | 2.7 | 2.9 | 3.7 | 3.2 |

| Area | Residential Units | Business Units | Other Units |
|------------------------|-------------------|----------------|-------------|
| Entire Study Area | 2,907 | 166 | 11 |
| Historic Downtown Area | 702 | 89 | 6 |
| Industrial Area | 352 | 85 | 4 |
| West Development Area | 0 | 1 | 0 |
| Residential Area | 896 | 3 | 1 |
| East Development Area | 843 | 2 | 0 |

| Condition | Total Number of Parcels with | Percentage of Total Parcels Surveyed |
|---|------------------------------|--------------------------------------|
| Open Storage | 1,278 | 36.0% |
| Exposed Equipment | 821 | 18.3% |
| Open Activity | 343 | 9.0% |
| Abandoned Vehicles | 486 | 13.5% |
| Chairs/Furniture | 191 | 3.4% |
| Dirt | 1,829 | 50.5% |
| Litter/Debris | 1,281 | 38.4% |
| Woods/Overgrown Vegetation | 2,185 | 57.4% |
| Utilities | 29 | 0.8% |
| Gravel | 18 | 0.3% |
| Noise | 323 | 8.9% |
| Unimproved Earth | 1,519 | 39.6% |
| Inadequate Screening | 818 | 24.0% |
| Standing Water/Poor Drainage | 15 | 0.4% |
| Potential Historical Materials | 85 | 1.7% |
| Poorly/Inadequate Site Layout | 110 | 2.9% |
| Poor Site Access | 330 | 8.8% |
| No On-Site Parking | 79 | 2.1% |
| Inadequate Amount of On-Site Parking | 110 | 2.9% |
| Poor Parking Accessibility | 66 | 2.2% |
| Inadequate Layout/Design | 108 | 2.8% |
| Residential Adjacent to Industrial Uses | 9 | 0.2% |
| Residential Adjacent to Commercial Uses | 30 | 0.8% |
| Liquor Store/Adult Use near Sensitive Use | 13 | 0.3% |
| Other Adjacent/Inappropriate Uses | 80 | 2.4% |
| Underutilized/Underdeveloped Lot | 728 | 19.1% |
| Use Exceeds Capacity | 22 | 0.6% |
| Evidence of Residential Discrimination | 37 | 1.0% |

Parcels Marked with Existing Conditions Present Individual Subareas

- **Historic Downtown Area:** Open Storage, Exposed Equipment, Open Activity, Abandoned Vehicle(s), Dust, Litter/Debris, Weeds/Overgrown Vegetation, Noise, Unimproved Earth, Inadequate Screening.
- **Industrial Area:** Open Storage, Exposed Equipment, Open Activity, Abandoned Vehicle(s), Odors/Fumes, Dust, Litter/Debris, Weeds/Overgrown Vegetation, Noise, Unimproved Earth, Inadequate Screening, Poor Site Access, Inadequate Layout/Design, Underutilized/Subst. Underdeveloped Lot.
- **West Development Area:** Dust, Litter/Debris, Weeds/Overgrown Vegetation, Unimproved Earth, Inadequate Screening, Poor Site Access, Underutilized/Subst. Underdeveloped Lot.

Average Year of Initial Construction and Improvement City of Fernley Redevelopment Study Area

| Area | Average Year of Improvement |
|------------------------|-----------------------------|
| Entire Study Area | 1993 |
| Historic Downtown Area | 1979 |
| Industrial Area | 1988 |
| West Development Area | 1996 |
| Residential Area | 2001 |
| East Development Area | 2002 |

Parcels Marked with Existing Conditions Present Individual Subareas

- **Residential Area:** Open Storage, Exposed Equipment, Dust, Litter/Debris, Weeds/Overgrown Vegetation, Unimproved Earth, Inadequate Screening, Underutilized/Subst. Underdeveloped Lot.
- **East Development Area:** Open Storage, Dust, Litter/Debris, Weeds/Overgrown Vegetation, Unimproved Earth, Inadequate Screening, Underutilized/Subst. Underdeveloped Lot.

Total Number of Parcels by Year Category of Initial Construction and Improvement City of Fernley Redevelopment Study Area

| | Entire Study Area | Historic Downtown | Industrial | West Development | Residential | East Development |
|------------------|-----------------------|---------------------|---------------------|--------------------|---------------------|---------------------|
| Present to 2018 | 11 (0.3%) | 0 (0.0%) | 3 (0.7%) | 0 (0.0%) | 0 (0.0%) | 8 (0.0%) |
| 2008 to 2009 | 493 (15.4%) | 103 (10.8%) | 30 (8.7%) | 0 (0.0%) | 191 (20.8%) | 169 (19.0%) |
| 2000 to 2004 | 1,208 (38.8%) | 28 (2.7%) | 70 (19.8%) | 0 (0.0%) | 541 (58.9%) | 631 (73.0%) |
| 1990 to 1999 | 325 (10.2%) | 74 (7.7%) | 87 (21.8%) | 9 (0.0%) | 127 (13.8%) | 18 (2.1%) |
| 1980 to 1989 | 283 (8.8%) | 114 (11.9%) | 130 (36.9%) | 1 (0.0%) | 28 (2.8%) | 12 (1.4%) |
| 1970 to 1979 | 598 (18.7%) | 488 (48.9%) | 83 (23.7%) | 0 (0.0%) | 28 (2.8%) | 11 (1.3%) |
| 1960 to 1969 | 98 (3.1%) | 77 (8.0%) | 8 (0.0%) | 0 (0.0%) | 3 (0.3%) | 11 (1.3%) |
| 1949 and Earlier | 123 (3.8%) | 95 (9.9%) | 19 (4.2%) | 0 (0.0%) | 5 (0.5%) | 4 (0.5%) |
| TOTAL | 3,200 (100.0%) | 987 (100.0%) | 446 (100.0%) | 16 (100.0%) | 818 (100.0%) | 864 (100.0%) |

Parcels Marked with Existing Conditions Present Potential Hazardous Materials

- **Entire Study Area:** 65 parcels, 1.7%
- **Historic Downtown Area:** 11 parcels, 1.2%
- **Industrial Area:** 37 parcels, 6.9%
- **West Development Area:** 1 parcel, 0.6%
- **Residential Area:** 11 parcels, 1.1%
- **East Development Area:** 4 parcels, 0.4%

| and 201,201 5 | Inventory of Existing Conditions City of Fernley Redevelopment Study Area | | | | | |
|--|---|-------------------|------------|------------------|-------------|------------------|
| | Entire Study Area | Historic Downtown | Industrial | West Development | Residential | East Development |
| 10 The address of buildings and structures, used or intended to be used for residential, commercial, industrial or other purposes, or any combination thereof, which are unfit or unsafe for their purposes and are hazardous to health, harassment of citizens, noise, nuisance, safety, antiquity or other purpose of one or more of the following factors: 1) Deteriorated design and character of physical construction. 2) Early placement of the structure and density of buildings. 3) Inappropriate placement for location, light, ventilation, appearance and structural features. 4) Age, obsolescence, disrepair, abandonment, mixed occupancy or zoning of area. | 2 | 2 | 2 | 2 | 2 | 2 |
| 11 An excessive structure, deterioration or decay | 2 | 2 | 2 | 2 | 2 | 2 |
| 12 The existing and use of lots of irregular form and shape and inadequate size for proper construction and development | 2 | 2 | 2 | 2 | 2 | 2 |
| 13 The existing and use of lots in violation of the ordinance and other zoning ordinances of the city and surrounding conditions | 2 | 2 | 2 | 2 | 2 | 2 |
| 14 The existence of hazardous structure, open spaces and without | 2 | 2 | 2 | 2 | 2 | 2 |
| 15 The existence of lots or other areas which may be subdivided | 2 | 2 | 2 | 2 | 2 | 2 |
| 16 Presence of deteriorated utility, exposed overhead and other utility and structures maintained in such a manner that the facility is in any way a substantial hazard and the structure or structure is in any way a public safety hazard | 2 | 2 | 2 | 2 | 2 | 2 |
| 17 A grouping of tall lots of greater utilization of some parts of the lots, resulting in a change of appearance and character of the area to a detrimentally unsafe and unsightly one, or to the public health, safety and welfare | 2 | 2 | 2 | 2 | 2 | 2 |
| 18 A loss of population and a reduction of proper use of some parts of the area, resulting in its further deterioration and safety hazard in the structure for the interests of the public health and welfare | 2 | 2 | 2 | 2 | 2 | 2 |
| 19 The environmental deterioration of buildings or grounds | 2 | 2 | 2 | 2 | 2 | 2 |
| 20 The existence of an unimproved lot | 2 | 2 | 2 | 2 | 2 | 2 |



City of Fenley City Council
Wednesday, November 15, 2017

WESTERN NEVADA DEVELOPMENT DISTRICT

WND D CEDS 2017

WESTERN NEVADA DEVELOPMENT DISTRICT COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

WND D CEDS Project / Initiative Listing – one component of a CEDS

The WND D CEDS Project / Initiative Listing is provided by the individual Member for inclusion in the CEDS

The 2014 Farm Bill provides funding for USDA Rural Development community facilities and business programs

The USDA RD program applications has a Section 6025 element whereby USDA RD can assign additional points to an application if the applicant can document their project meets goals or strategies stated in a multi-jurisdictional plan

The WND D CEDS is identified by USDA RD as a multi-jurisdictional plan

WND D CEDS 2017

WESTERN NEVADA DEVELOPMENT DISTRICT CEDS

- CEDS serves as a means to engage community leaders, leverage the involvement of the private sector, and establish a strategic blueprint for regional collaboration
- CEDS is a locally based, regionally driven economic development planning process
- Current WND D CEDS is a result of the 2012 Stronger Economies Together (SET) project
- A CEDS is necessary to maintain designation as an Economic Development District and provides a mechanism for regional collaboration
- Assessment of regional economic opportunities – know your region
- Presents regional opportunities & local opportunities (project / initiative listing)
- Contains goals and strategies identified by the region
- Applications for public and private funding use CEDS to cite the project application is identified in a planning document

WND D CEDS 2017

WESTERN NEVADA DEVELOPMENT DISTRICT COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

Examples of USDA RD applications receiving additional points under Section 6025 include:

- Business and Industry Guaranteed Loans –
 - Douglas and Churchill - \$4,272,000
 - A H&I application will be submitted in Storey County for \$9,980,000
 - A lending institution in the region cited the WND D CEDS in another H&I application
- Water and Waste Disposal –
 - Humboldt - \$9,030,000

USDA RD applications are competitive and an applicant able to secure additional points by citing the WND D CEDS is an advantage in such applications

WND D CEDS 2017

WESTERN NEVADA DEVELOPMENT DISTRICT COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

The WND D Board of Directors is the WND D CEDS Strategy Committee

The WND D Board is comprised of locally elected officials, staff, and private sector representatives

The WND D Board has started the process of reviewing the WND D CEDS Goals and Strategies

Other public and private sector entities will be asked to provide input regarding updating the WND D CEDS Goals and Strategies

WND D CEDS 2017

WESTERN NEVADA DEVELOPMENT DISTRICT COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

WND D CEDS used for other types of applications

Any entity, public or private, can use citations from the WND D CEDS to show their project application is part of a multi-jurisdictional planning process

A county wants to apply for funding to place water and sewer lines in an industrial park.

Use the following CEDS citation:

Regional Capacity Building Goal: Infrastructure Improvement

- Goal: Increase improvements and investments in infrastructure, transportation, water, wastewater systems and broadband to make the region more business-ready and to attract, retain, and expand business

Community College application to U.S. Department of Labor's American Apprenticeship Initiative Grant

Regional Capacity Building Goal: Workforce Development

- Goal: Increase knowledge and understanding of existing worker skills, knowledge and experience, and present and future business workforce needs across the WND D region. Develop a workforce that is well educated and with the appropriate skills to meet the demands of businesses today and in the future, per the sectors identified as important to the region


WND D CEDS 2017

**WESTERN NEVADA DEVELOPMENT DISTRICT
COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY**

A specific project listed in the WNDD CEIS may also be cited in project applications

Project Listing examples:

- Wastewater Treatment Plant expansion
- Water line extension in part of south county
- Establish Town Hall Foundation
- Airport Cross Wind Runway Rehabilitation
- Acquire Access Easement or Property for Airport Industrial Park Access
- Main Street Program / Redevelopment District
- Sustainable Energy - implement additional renewable energy projects
- Regional Implementation of Business Licensing and Permitting Software
- Formation of a Consortium to Develop a Regional Energy Master Plan
- Traffic Signal Interconnect Project
- Outreach - local and regional economic development and job creation efforts



WNDD CEIS 2017 7


WESTERN NEVADA DEVELOPMENT DISTRICT

WNDD contact information

Western Nevada Development District
704 West Nye Lane, Suite 201
Carson City, Nevada 89703

Executive Director
Ronald J. Radil
775-883-7333, Ext. 2001
rjradil@wndd.org

Project Manager
Sheryl Gonzalez
775-883-7333, Ext. 2000
sgonzalez@wndd.org




WNDD CEIS 2017 10

**WESTERN NEVADA DEVELOPMENT DISTRICT
COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY**

Project Listing

- Provides a listing of projects/initiatives that can be both short term and long term
- Specific projects listed can be cited in applications for funding as being part of a multi-jurisdictional plan
- The project listing being cited can strengthen an application as it can be shown the project is part of a planning process and is important to the applicant
- It is helpful for the rest of the region, as well as potential new businesses to understand what we as a region are trying to accomplish. Inclusion of your project in the CEIS indicates it is aligned with regional goals for growth.
- While inclusion of your project in no way guarantees funding of any sort, many federal agencies look more favorably upon projects which have the kind of broad support inclusion in a region CEIS indicates



WNDD CEIS 2017 8

**WESTERN NEVADA DEVELOPMENT DISTRICT
COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY**


Project Listing

- While not all projects meet subsequent requirements for funding under EDA guidelines, the inclusion of projects on the Priority Project List for the region may have a positive effect for a project's possible funding under other federally funded grant sources, such as USDA Rural Development, HUD and DOL.
- All the listed projects are important to the local communities and are included because they help move the region closer to building the region's physical and human infrastructure
- The list reflects the participant's ideas, concerns, and efforts and is expected to be continually updated as new projects emerge and existing projects are completed

Citizens of the CEIS Goals, Strategies and Project Listing are also important for entities applying for private sector funding applications

CEIS is a multi-purpose source for all types of applications for funding and project implementation

Project Listing Due Date - Enabled in WNDD by 30 January 2018



WNDD CEIS 2017 9

CDBG Public Meeting #2

CITY OF FERNLEY – CDBG ROUND 2 FUNDING

What is CDBG?

-The Community Development Block Grant (CDBG) is tasked with promoting and facilitating community development throughout rural Nevada. The overarching objective is to build prosperity and enhance the quality of life in rural Nevada.

-The amount of CDBG funds available for the next fiscal year are estimated to be \$2,600,000.

-Nevada has 26 communities that can apply for the State CDBG funds

Potential Projects - 2018 Funding

-Community Center Public Outreach and Design - \$80,000

-Main Street Beautification (Downtown Fernley Revitalization Phase 3) - \$400,000

Public Input?

Questions?

Colleen Unterbrink, Assistant to the City Manager

E-mail: crunterbrink@cityoffernley.org

Phone: (775) 784-9851

Address: 595 Silver Lace Blvd.

Fernley, NV 89408