



CITY OF FERNLEY

CITY COUNCIL AGENDA REPORT

Meeting Date: November 3, 2021

REPORT TO: Mayor and City Council
REPORT FROM: Trisha Conner, Assistant to the City Manager
REVIEWED BY: Daphne Hooper, City Manager

FINANCIAL IMPACT:

Yes: No:

CURRENTLY BUDGETED:

Yes: No:

FUND/ACCOUNT:

100-413-100

ACTION REQUESTED: Consent Ordinance Resolution Motion Receive/File

AGENDA ITEM: (For Possible Action): Presentation, discussion, and possible action on the FY 2022/2023 Community Development Block Grant Program project applications and citizen participation process.

Agenda Item Brief: The Community Development Block Grant (CDBG) program requires citizen input in the annual funding process and requires three public meetings to obtain citizen input into the types of activities to submit for funding. This year's public participation meetings have been scheduled for July 21, 2021, September 1, 2021, and November 3, 2021. This is the final meeting in a series of three meetings; the purpose of this meeting is to select and prioritize the projects for staff to submit for the CDBG FY2022/23 grant program.

Recommended Motion: "I move to approve City submittal to the State of Nevada 2022/2023 CDBG Program, including the following applications: ADA Compliant Stand-Alone Restroom Facility at the Depot and Continued Beautification Efforts/Placemaking along Main Street grant applications."

Business Impact (per NRS Chapter 237):

- A Business Impact Statement is Attached.
- A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

See attached report for background, analysis, alternatives.

ALTERNATIVES:

BACKGROUND:

CDBG Priorities

The Community Development Block Grant (CDBG) Program is authorized under Title 1 of the Housing and Community Development Act of HCDA, Section 101(c), 570.1, 570.2. The primary objective of Title 1 of the Housing and Community Development Act of 1974, as amended, is the development of viable communities. These viable communities are achieved by providing the following, principally for persons of low and moderate income: provide decent housing; a suitable living environment; and create economic opportunity.

The Governor's Office of Economic Development administers the CDBG program for Nevada. The State's goal is to meet the National Objectives of the CDBG program by considering projects addressing documented public health or safety needs; needs identified through a community and/or regional planning process; and economic development needs. In pursuing these goals, the State of Nevada has established priorities of the use of its resources. The priorities emphasize targeting of activities, leveraging other resources and public investments, and promoting community changing impact. The State's CDBG Action Plan allocates state's resources toward the following priorities:

- Affordable housing
- Community Stabilization and Development
- Public Facility and Infrastructure
- Public Services
- Economic Development
- Community Planning and Capacity Building
- Homelessness

Eligible activities under the allocation consist of: affordable housing, community stabilization and development; public facility and infrastructure; public services; economic development; community planning and capacity building; and homelessness. Projects submitted must be eligible under the State CDBG program, and must meet one or more of the national objectives listed in CDBG federal statutes as follows:

- Benefit to low-and moderate-income persons
- Aid in the prevention or elimination of slum and blight
- Meeting urgent community health or welfare need

CDBG expects to receive \$2.8 million from Housing and Urban Development (HUD) for 2022. The City of Fernley is one of twenty-seven eligible entities to apply for funds through the CDBG for the 2022 program year. These monies may be used for community revitalization, housing rehabilitation, or infrastructure improvement projects within the City or that benefit qualified Fernley residents. The award process is competitive among the 27 rural jurisdictions in Nevada.

Applications received will be scored based on a rating system, the system includes the following elements that are taken into consideration:

- Project Needs Analysis - 10 points
- Proposed Project Activity – 10 points
- Scope of Work – 10 points
- Planning & Project Context – 10 points
- Long-term Planning & Asset Management – 10 points
- Environmental Review – 10 points
- Internal Funding – 10 points
- Alternative/External Funding – 10 points

- Economic Development Impact – 10 points
- Project Budget & Budget Justification Narrative – 10 points
- Maturity & Project Readiness – 10 points

In addition, the Advisory Committee will consider the following factors: phasing of larger projects; past performance on CDBG projects; project readiness; and the community’s demonstrated efforts to seek other sources of funding for the project.

Previous CDBG funded projects for the City include: Depot Community Center Phase 1 (engineering/design of sewer hook up to Depot); Depot Community Center Phase 2 (construction of sewer hook up to Depot and design of separate amenity building); Depot Amenity Restroom Facility Design and Plan; Downtown Corridor Revitalization Phase II; Main Street Beautification/Placemaking Project; Main Street Revitalization Plan; UNR Small Business Development Center Business Counseling; Access to Health Care Network; WNDD’s Small Business Revolving Loan Program; Fernley Community Assessment; and NxLevel Business Classes.

Citizen Participation

The primary purpose of CDBG’s citizen participation requirement is to discuss possible applications for funding, and to solicit citizen input on possible activities to be included in applications. The citizen participation component also ensures that information is provided to the public about the CDBG program, past projects that have been funded in the jurisdiction, how to apply, eligibility requirements, how and where funds can be used, and to give citizens an opportunity to make comments known regarding types of eligible activity that the City of Fernley should apply for under the CDBG program.

The purpose of this third public hearing is to

- discuss and address all comments received to date
- recommendations are made for any changes to the proposed project
- potential projects are prioritized
- and final selection of projects for the application phase is decided.

SUPPORTING INFORMATION

The Community Development Block Grant (CDBG) program requires citizen input in the annual funding process. CDBG requires three public meetings to obtain citizen input into the types of activities to submit for funding. This year’s public participation meetings have been scheduled for July 21, 2021, September 1, 2021, and November 3, 2021. This is the final meeting in a series of three meetings, the purpose of this meeting is to select the projects for staff to submit for the CDBG 2022 grant program. Grant applications are due February 18, 2022.

Fernley Depot Phase IV – Construction of Restroom Amenity Building for the Depot

The purpose of the grant is to dedicate funds for the construction of the amenity building/ADA compliant restroom at the Fernley Depot. The scope of work entails completion of 100% set of site design/plans; construction work to include, grading, utility installation (water, sewer, power, gas); purchase of the prefabricated amenity building, shipping cost for the prefabricated building, and installation of the amenity building; and final concrete flatwork and landscaping.

Phase one included the planning, engineering/design, environmental review for sewer/water hookup to the Depot property. Phase two included the construction of sanitary water/sewer hookup to the property line of the Depot. Phase two also included the planning, design, and environmental review for a separate amenity building/ADA compliant restroom at the Fernley Depot. Surrounding the Depot is approx. 10 acres which was purchase by City of Fernley in 2017 with the intention of a future large-scale, collaborative community center. Phase three included the community center design and public outreach. The City will continue the work of Phase three, utilizing the \$12 million of ARPA funds to complete the final architecture engineering design of the building and begin construction of the Community Response & Resource Center (CRRC). Phase four will continue the work of Phase two, by constructing the amenity building/ADA compliant restroom at the Fernley Depot. Completion of this project will allow for expansion of community events at this facility in conjunction of the CRRC. The City of Fernley is also exploring the Main Street program which promotes and offers grant funding for “improvements of

the downtown's physical environment through historic preservation, building renovation, façade improvements, public spaces, amenities and infrastructure.”

Jobs expected to be created from the project for construction and long-term programming. Partnerships will be created with local non-profits to provide tourism, job training, and other outreach for programs and services needed to support the community with childcare, education, housing, and other needs, which will contribute to economic vitality and quality of life.

Continued Beautification Efforts/Placemaking along Main Street

The scope of work will include contracting with a landscape design firm to create an initial overall concept plan, identify and development of possible individual site plans, and final schematic design. The City will also coordinate with the landscape design firm for purchase and installation of streetscape furniture including benches, bicycle racks, trash receptacles, and metal banner artwork. The City will coordinate with property owners, businesses and NDOT for the installation of the streetscape furniture and metal banner artwork, including NDOT permitting and agreements.

All prior phases were funded by CDBG. Phase one identified and evaluated potential streetscape, transportation and urban design improvements to Main Street and Alt.US95 to encourage revitalization of the Fernley Downtown Corridor, as well as developing an overall design framework and guidelines for the area. Goals and priorities included: enhance the character of Downtown through thematic streetscape and building facade improvements; coordinate wide sidewalks with appropriate landscape and lighting treatments to create an attractive environment; provide safe and attractive pedestrian connectivity. Phase 2 of the Downtown Revitalization created engineering and architectural design drawings and specifications, as well as an environmental narrative, for projects outlined in Phase 1. The final project included: geotechnical investigations; 30% study area design; priority segment 60% design plans; drainage study and analysis; priority segment 90% design plans; construction cost estimating; NDOT coordination. The environmental scope elements included: field review/data collection; architectural report; SHPO coordination; and environmental narrative. The final project cost including utility coordination, NDOT permitting, and construction total \$5.61 million. The City is also exploring the Main Street program which promotes and offers grant funding.

The Continuation of the Main Street Beautification efforts will market the Fernley downtown corridor, encourage new business development, and improve the appearance of downtown, making it appealing for residents, visitors, investors, developers, and shoppers. Investment in revitalization creates jobs, increases property values and attracts tourists; all of which are economic benefits to the City of Fernley. By continuing to improve the downtown area and attracting new businesses, the City will draw more tax revenue to improve, enhance, and maintain infrastructure.

STAFF RECOMMENDATION:

Staff recommends submitting two applications: one grant for \$395,000 for the ADA Compliant Stand-Alone Restroom Facility at the Depot and one grant for \$100,000 for Continued Beautification Efforts/Placemaking along Main Street. The maximum number of open CDBG grants allowed per entity is five. The City currently has no open grants.

LEGAL IMPLICATIONS:

Title 1 of the Housing and Community Development Act of HCDA, Section 101(c), 570.1, 570.2

FINANCIAL IMPLICATIONS:

The fiscal impact for this process is in-kind staff time, however, no cash match is required, staff recommends applying for two grants (\$395,000 and \$100,000).

ATTACHMENTS:

None