

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE
Minutes of the June 30, 1998 Meeting
Page 1

A regular meeting of the Carson City Redevelopment Authority Citizens Committee was held on Tuesday, June 30, 1998 in the City Hall Capitol Conference Room, 201 No. Carson St., Carson City, NV at 5:15 p.m.

PRESENT: Chairperson Ray Masayko
Art Hannafin

Linda Johnson
Mark Schmidt
Don Thayer

STAFF: Mary Walker, Finance and Redevelopment Director
Rob Joiner, Principal Planner
Katherine McLaughlin, Recording Secretary
(RACC 6/30/98 1-0000.5)

NOTE - Unless otherwise indicated each item was introduced by Chairperson Masayko. Individuals speaking are identified following the heading of each item. A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

1. & 2. CALL TO ORDER AND ROLL CALL - Chairperson Masayko called the meeting to order at 5:20 p.m. A roll call was taken and a quorum was present although Member Browne was absent and McCarthy did not arrive until 5:30 p.m.

3. APPROVAL OF MINUTES - Member Hannafin moved to approve the Minutes of the March 10, 1998 meeting. Member Schmidt seconded the motion. Motion carried 5-0.

4. ACTION ON RECOMMENDATION TO BOARD OF SUPERVISORS ON A RESOLUTION TO DEDICATE ALL MONIES COLLECTED FROM ABANDONMENTS OF ANY CITY RIGHTS-OF-WAY WITHIN THE REDEVELOPMENT DISTRICT TO THE REDEVELOPMENT AUTHORITY FOR REDEVELOPMENT PROJECTS - (1-0053.5) Ms. Walker said there is a long standing City policy on abandonments that occur within the District where private property owners purchase them and the monies are turned over to the City and go to Redevelopment. She noted it was the desire to have the Committee approve this in a more formal way. Chairperson Masayko felt these monies be should be earmarked for capital projects in the District or the incentive package enhancement but not for operating expenses. Member Johnson moved that the Redevelopment Citizens Committee recommend to the Board of Supervisors approval of a resolution to dedicate all monies collected from the abandonment of any City right-of-way within the Redevelopment District to the Redevelopment Authority for projects limited to capital projects or the incentive program. Member Schmidt seconded the motion. Motion carried 5-0.

5. DISCUSSION AND ACTION ON DWIGHT MILLARD'S REQUEST FOR REDEVELOPMENT INCENTIVES FOR PROPERTY LOCATED AT 805 S. CARSON STREET - (1-0118.5) After discussion of the reasons for the request Chairperson Masayko deferred this to a future meeting.

6. REVIEW OF FY 98-99 REDEVELOPMENT AUTHORITY BUDGET - (1-0157.5) Ms. Walker reviewed the information in her memo of April 9 and an extensive discussion ensued among she, Mr. Joiner and the Committee on many aspects of the budget. Included were her comments on the anticipated renovation of the Golden Spike, a downtown parking agreement at the Olcovich House with the owners of Cactus Jack's, the plan to expand the State Museum into the FIB building, its renovation, landscaping at City Hall and the super lot, the Sunday Concerts at the Legislative Mall, the City Hall open house at Christmas, and the farmers market. She then talked about the 98-99 plans for Carson Street Beautification, the rubber-tired trolley, an ongoing mural program, a cooperative effort with the Chamber of Commerce and Mainstreet Council for business promotion, a retail marketing study, and a survey on what conferences can be anticipated to be held in the City by state and other government agencies.

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE
Minutes of the June 30, 1998 Meeting
Page 2

Member McCarthy arrived at 5:30 p.m. during this discussion.

7. REVIEW AND ACTION ON WITHDRAWING DEDICATION OF \$100,000 INCENTIVES TO "LUCKY SPUR" BUILDING - (1-0535.5) Ms. Walker said this and the next item were her attempts to clean up loose ends. She then expressed her belief that the Lucky Spur is a lost cause. However, she suggested that this be postponed until some other kind of plan is developed. (1-0663.5) Member Schmidt said he was not ready to give up on it and wanted to wait until the results of the surveys discussed earlier are available. Member Johnson moved that the Committee postpone the proposal to withdraw the \$100,000 incentive from the Lucky Spur. Member Hannafin seconded the motion. Motion carried 5-0.

8. REVIEW AND ACTION ON REQUEST BY MS. JENNIFER LOPICCOLO TO FINALIZE REDEVELOPMENT INCENTIVE PAYMENT FOR PROJECT KNOWN AS "OLD ORMSBY BUILDING" LOCATED ON 123 W. SECOND STREET - (1-0725.5) Ms. Lopiccolo had provided a letter outlining the reasons for the request. Ms. Walker said the Board approved Ms. Lopiccolo's request and stated in their motion that an amount not to exceed \$50,000 to be paid as follows: \$24,925 at the time of completion of the project as required by the Redevelopment Incentives Program and the remaining \$25,065 to be paid only if the City receives reimbursements from past redevelopment incentives projects. She added that basically the City owes the \$25,065 and Ms. Lopiccolo had requested this item be on the agenda for discussion. She added this should probably also be deferred since there is no funding available at this point. However, she explained some scenarios, the Golden Spike, the Lucky Spur and Mr. Millard's project, which might result in some money becoming available and emphasized her support of trying to find money to finalize this project. (1-0871.5) Member McCarthy moved that the Committee postpone action on this, Agenda Item 8, to the next meeting. Member Schmidt seconded the motion. Motion carried 5-0. Ms. Lopiccolo was not adamant that the Committee owes her the money because she understood when this project began that there were not funds available at that time. However, she added she had asked Ms. Walker to explore other options. She also expressed her agreement that something needs to be done about the Spur.

9. DISCUSSION OF CHAMBER OF COMMERCE MAINSTREET COMMITTEE AND REDEVELOPMENT EFFORTS TO BEGIN PROGRAMS TO STIMULATE RETAIL BUSINESS DOWNTOWN - (1-1015.5) Ms. Walker said as part of the budget some funding is available to start retail business downtown and to work with the Chamber.

11. BOARD COMMENTS - (1-1036.5) Member Hannafin had to leave the meeting at this point but said before he did he would like to see a discussion on Cafe Del Rio because he felt it is deplorable that the historic building might be torn down. He left the meeting at 6:23 p.m. A quorum was present.

9. CONT'D - (1-1045.5) Larry Osborne of the Chamber said in recent years the Downtown Mainstreet Council and the Chamber have been investing some of the funds they have been able to generate in some projects in the downtown area and cited the purchase of bicycles for the Sheriff's downtown patrol, incentives for the mural project and the trolley project as examples. However, he felt although things are going well in the area it is time to look at things in a more refined manner. He explained it could be the time to bring in more compatible businesses and put them in compatible locations. He said a way to do this is the downtown survey being done and that he will provide the Committee with the results prior to the next meeting. He noted that some of the existing businesses have given ideas of what they would like to see as a downtown mix. He also talked about how they are working to help put packages together for those people who wish to locate downtown. He cited existing businesses in Reno or Sparks who might want to establish additional locations as examples. A lengthy discussion ensued on how to enhance the desirability of the downtown as a location for businesses.

10. DISCUSSION AND UPDATE OF REDEVELOPMENT PROJECTS - (1-1604.5) Ms. Walker noted most of these had already been discussed but there are a couple of others which need review. She said one is that she would be meeting soon with the State and making a presentation regarding the results of the parking study. She felt this would be good timing because the State is putting their public works budget together. She added she would be getting back to the Committee with the results of that meeting.

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE
Minutes of the June 30, 1998 Meeting
Page 3

(1-1635.5) Chairperson Masayko then talked about the 400 block of Carson Street and said he and Mr. Joiner had met with Mr. Bernhard to discuss his plans for the two damaged buildings. He added that Mr. Bernhard is willing to wait thirty days while consultant Mel Green comes in to do a survey of the buildings. Mr. Joiner then provided an extensive explanation of what is involved in demolition, renovation, etc. whether or not structures are in the Historic District.

11. CONT'D - (1-1925.5) Ms. Walker commented that there is funding to help some groups get established and said if somebody is having an event downtown they can be funded with \$500 or \$1000 to help get their event started and they are on their own in subsequent years. Member Thayer said as director of the BAC he would like to see them do something creative downtown.

At this point the Committee en masse thanked Ms. Walker for her good work through the years and wished her well in her new job.

12. CITIZEN COMMENTS ON NON-AGENDIZED ITEMS - None.

There being no further business Member Schmidt moved to adjourn. Member Hannafin seconded the motion. Motion carried 4-0. Chairperson Masayko adjourned the meeting at 7:15 p.m.

The Minutes of the Carson City Redevelopment Authority Citizens Committee

ARE SO APPROVED _____, 1998

Ray Masayko, Chairperson