

**CARSON CITY REDEVELOPMENT AUTHORITY**

**Minutes of the November 6, 2008 Meeting**

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A meeting of the Carson City Redevelopment Authority was held during the regularly scheduled Board of Supervisors meeting, on Thursday, November 6, 2008 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Robin Williamson  
Member Shelly Aldean  
Member Pete Livermore  
Member Richard Staub  
Member Marv Teixeira

**STAFF:** Larry Werner, City Manager  
Alan Glover, Clerk - Recorder  
Joe McCarthy, Business Development Manager  
Tammy Westergard, Deputy Business Development Manager  
Melanie Bruketta, Chief Deputy District Attorney  
Kathleen King, Recording Secretary

**NOTE:** A recording of these proceedings, the Redevelopment Authority'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.

**CALL TO ORDER AND ROLL CALL (10:06:04)** - Chairperson Williamson called the Redevelopment Authority to order. All members were present constituting a quorum.

**ACTION ON APPROVAL OF MINUTES - October 2, 2008 (10:06:14)** - Member Aldean moved to approve the minutes, as presented. Member Teixeira seconded the motion. Motion carried 5-0.

**10. SUPERVISOR WILLIAMSON - ACTION TO APPROVE AN ALLOCATION OF \$67,100 OF REDEVELOPMENT FUNDING TO CARSON NUGGET TO ASSIST WITH THE TURNKEY COSTS, REIMBURSABLE FROM PROJECT PROCEEDS, IN SUPPORT OF RENTING ICE SKATING RINK EQUIPMENT, PROFESSIONAL INSTALLATION, AND PROFESSIONAL SUPPORT SERVICES FOR A HOLIDAY SEASON ICE SKATING VENUE IN THE DOWNTOWN ON THE CARSON NUGGET PARKING LOT, FORMERLY THE HISTORIC ARLINGTON HOTEL, OPEN TO THE PUBLIC DECEMBER 4, 2008 THROUGH FEBRUARY 16, 2009 (11:09:31)** - Chairperson Williamson introduced this item. Business Development Manager Joe McCarthy thanked Chairperson Williamson for spearheading the subject opportunity, provided background information on this item, and reviewed the agenda report. Deputy Business Development Manager Tammy Westergard narrated a presentation of the "Get Down" winter activities.

(11:18:00) Carson City Nugget General Manager Kevin Beaton discussed financial, logistical, and advertising support for the program. He described the ice rink across the street from the Nugget as a "magnet" for the Nugget, and looked forward to participating.

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In response to a question, Mr. McCarthy explained that, upon advice from the City's Risk Management Division and the Finance Department Director, it would be most prudent for the Office of Business Development to manage the ice rink thereby providing the liability coverage through the City. Member Aldean expressed support for the program and, in response to a question, Mr. McCarthy advised that the City will enter into agreement with the ice rink vendor. He acknowledged the equipment rental and professional services agreement will in no way affect the joint funding agreement between the City and the Nugget. Member Aldean noted the need to amend the contract. Mr. Beaton advised that the Nugget has contributed \$70,000 in addition to use of the parking lot. Chairperson Williamson thanked Mr. Beaton.

Member Teixeira complimented everyone involved on the "great idea and something this community has needed for a long time." He provided historic information on the first ice skating rink in Carson City in 1980. He commended staff on retaining a professional ice rink vendor, and expressed the hope that sufficient documentation will be produced and retained. He wished the venture much success, and reiterated his commendation to everyone involved.

In response to a question, Mr. McCarthy advised of sufficient redevelopment funding to cover the program. He acknowledged optimistic revenue projections, but advised that the Redevelopment Authority will be reimbursed over a period of time following completion of the program. He advised that a complete report will be provided to the Redevelopment Authority upon completion of the program. Member Livermore thanked the Nugget for their support. In response to a previous question, Ms. Westergard reviewed operational details as well as a list of institutional partners, including the Carson City Library, the Carson City Convention and Visitors Bureau, and the Carson City School District PTA.

Chairperson Williamson opened this item to public comment. (11:27:25) Sierra Nevada Figure Skating Club Director-At-Large Susan Burns reviewed her credentials, and discussed her experience with ice skating rink operations. She offered to assist Ms. Westergard with developing an ice show for opening day, and responded to questions regarding possibilities for the subject ice rink.

(11:30:57) Brewery Arts Center Executive Director John Procaccini advised that the ice rink vendor is "top-notch" and nationally well-known. He expressed appreciation for Ms. Westergard's "110 percent" commitment, and support for the program.

(11:32:19) Lynn Remick, a mother of two competitive figure skaters, expressed support for "any ice in Carson City." She suggested considering accommodating "upper level freestyle skating kids" at the ice rink "without battling crowded rinks."

(11:34:37) Jim Shirk inquired as to the cost of a two-hour session. Ms. Westergard advised that general adult admission is \$7; children \$5; three years and under are free. Mr. Shirk expressed support for the program.

(11:35:04) Jed Block expressed support for the program, and conveyed the support of Charlie and Karen Abowd.

In response to a question, Ms. Westergard referred to the concessions revenue noted in the business plan, and advised that concessions will be managed and offered throughout the entire operation. Vendors will be selected by the Office of Business Development. Member Staub commended the program, and

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expressed agreement with an earlier suggestion to complete an incentive funding application. He commended the project, and everyone involved on developing it so quickly.

Chairperson Williamson discussed the need for sponsorship funding, advised of dasher board advertising opportunities, and discussed partnerships with community organizations and cross-promotions with restaurants and other downtown retailers. In response to a comment, Ms. Westergard assured the Redevelopment Authority members that she volunteers her time for the "Get Down" events. In response to a further comment, she advised that the concessions portion of the business is "built within ... and we're relying on some of that revenue to offset the costs of putting this rink together."

Member Teixeira anticipated that the ice rink would be very successful. In response to a question, Ms. Westergard advised that skate rental is included as part of the ice rink vendor's operation. Mayor Teixeira recommended "turning the private sector loose, and let them pick up the ball that you started ..." Mr. McCarthy advised of the intent to do so. "What we're doing is entrepreneurial now and, eventually, when it is a money maker," it will be turned over to the private sector. Member Teixeira suggested "that should be the intent." Ms. Westergard and Mr. McCarthy so acknowledged. Ms. Westergard thanked City staff of the Development Services Department, Building Division, Health Department, Finance Department, D.A.'s Office, and Risk Management. "Everybody has instantly stopped what they were doing and gotten us answers to questions that we needed so that we could keep all of this moving."

Chairperson Williamson entertained a motion. **Member Aldean moved to approve an allocation of \$67,100 of redevelopment funding to share equally with the Carson Nugget to pay the \$134,200 turnkey costs, reimbursable from project proceeds, in support of renting ice skating rink equipment, professional installation, and professional support services for a holiday season ice skating venue in the downtown on the Carson Nugget parking lot, formerly the historic Arlington Hotel, open to the public from December 4, 2008 through February 16, 2009, subject to amendment of the joint funding agreement to reflect Carson City as the customer under the equipment rental and professional services agreement. Member Teixeira seconded the motion. Motion carried 5-0.**

**11. MAYOR TEIXEIRA - DISCUSSION AND ACTION REGARDING A REQUEST FROM THE FIRST PRESBYTERIAN CHURCH FOR REIMBURSEMENT OF EXPENSES (\$86,633.88) INCURRED IN THE REDESIGN AND RELOCATION OF A NEW CHURCH SANCTUARY (10:06:53)** - Chairperson Williamson introduced this item. Member Teixeira provided background information, and reviewed the agenda report.

(10:08:01) James Robertson provided background information on the First Presbyterian Church renovation project. He advised of having been promised by City representatives, verbally, "We'll help you out." He further advised that the renovation project is nearly complete, and that the new plans were paid for by the City, as promised. He expressed deep appreciation for this "because we had to move the site." He further advised of having billed the City for "any other expense that was incurred due to the fact that we had to move the site from one end of our property to the other. That total is about \$145,000 of which you've already paid over \$59,000 to date." Mr. Robertson requested approval for the balance due of \$86,633.88 "because we are complete and would like to finish it up financially also." He reiterated deep appreciation for the City's cooperation in acknowledgment of "a tough situation." "Nevertheless, we were denied a permit to tear down the old building and build a new one on our own property so this is what it cost us extra to accommodate that decision."

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Chairperson Williamson entertained additional comment by First Presbyterian Church representatives; however, none was forthcoming. Mr. Robertson invited the Board of Supervisors to the First Presbyterian Church open house scheduled for November 21<sup>st</sup> from 4:00 p.m. to 6:00 p.m. He distributed to the redevelopment authority members and staff correspondence between himself and Chairperson Williamson and between Business Development Manager Joe McCarthy and First Presbyterian Church Building Committee Chairman Ken Pearson. In response to a question, Mr. Robertson advised of his understanding that the assistance to be provided was financial “to move the site.” He acknowledged the understanding that the City would assume any additional costs as a result of being denied the demolition permit, having to redesign the site, and relocate the sanctuary. Mr. Robertson advised of “offers of help. There was no definite statement or contract, but there was numerous offers of help, not only from City officials but from outside sources and fund raisers and so forth, from which we never heard. But this room was packed at the time, this was in 2005 ...”

(10:13:32) First Presbyterian Church Senior Pastor Bruce Kochsmeier advised of having been present at “the meeting” with Mr. Robertson and “our entire building committee.” Supervisor Williamson and Mr. McCarthy were also present at said meeting, “at which time we were presented with an alternative plan.” “Would we consider building our same essential structure on alternative space on our building ground if the City would pay for redesign costs, any of the costs accompanied by the existing contractor to do that redesign, and any of the accompanying costs that would be incurred by having to tie the new building to the old building, any additional sidewalk and landscaping sorts of costs that we would not otherwise have incurred if we had been able to simply demolish our old building and build on that site. And the understanding, at that meeting, was that those costs would be covered by the redevelopment commission.” Pastor Kochsmeier acknowledged that the Redevelopment Authority had allocated \$47,600, on May 24, 2006 for the redesign. In response to a question, Pastor Kochsmeier advised there was no indication, at that time, that the \$47,600 allocation would be the extent of the City’s contribution. In response to a further question, he advised that “in the original agreement, ... it was our understanding that those would be covered. Our understanding was the redesign amount that you’ve described would be covered, as would all the ongoing costs to complete the project that would be additional, over and above, to what we would have otherwise incurred.” Pastor Kochsmeier further acknowledged that the representations were made by redevelopment staff at the time the alternative site was presented.

Chairperson Williamson called for additional comment; however, none was forthcoming. She advised that the referenced meeting was held in the Planning Division, and attended by herself, Development Services Director Walter Sullivan, Principal Planner Jennifer Pruitt, and Attorney John Griffin in addition to First Presbyterian Church representatives. She further advised of having always realized that she is one member of a board, and that she communicates in terms of a willingness to seek assistance and to work together. Upon having received the most recent letters from Mr. Robertson, she advised of having met with Mr. McCarthy and Mr. Werner. The Redevelopment Authority is in the process of revising its policies and procedures. Chairperson Williamson related details of a conversation with First Presbyterian Church Building Committee Chairman Ken Pearson and Elder Jim Robertson. She described recently-completed sidewalk / driveway access improvements for which City transportation funds were allocated. In response to a question, Pastor Kochsmeier advised that the improvements were done on City property “for the City’s benefit. It did not directly benefit us and it’s not anything that we would have done. ... We would not have incurred that and, again, if we had been building on the site we’re describing that we asked for in the first place, ... that would not have been necessary.” In response to a comment, Pastor Kochsmeier advised that the “City made improvements to their property as they saw fit because they provided a permit to build on

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that corner that we would not have otherwise built upon.” Chairperson Williamson advised that her conversation with Transportation Manager Patrick Pittenger had generated the project. She further advised that she and Mr. McCarthy continued to review the figures and consider “how we’re going to make this work.” Ultimately a decision was made that the Redevelopment Authority could not pay for the costs, and Chairperson Williamson advised of having informed Mr. Robertson accordingly. She further informed Mr. Robertson that she would personally follow through on the pledge to form the non-profit, fund-raising entity for the historic preservation of structures. She advised of not having previously pursued formation of the non-profit entity based on a request by First Presbyterian Church representatives to avoid competing interests in consideration of the fund raising efforts for their new sanctuary. She further advised of concerns raised, at the time of the meeting, over the separation of church and state; that the Redevelopment Authority can allocate funding for historic preservation but not for “building a brand new sanctuary.” She explained that the non-profit entity will provide an opportunity for people to contribute to preservation of historic churches in the community. She reiterated the commitment to form the non-profit entity, and advised of having informed Mr. Robertson of the inability to use City funds to cover the costs.

Mr. Robertson recalled the phone conversation, and apologized for not having understood it all. “The whole concept here, now, of being cut off and you’ll try and raise some money is not what we’ve been going on and we never would be in this position, we wouldn’t be here today if the decision wasn’t rendered that we could not tear down that unsafe building; the building that we had had three prior engineering inspections who all told us it was seismically unsafe.” Mr. Robertson advised that the First Presbyterian Church congregation moved out of the old sanctuary in 2001, and had been meeting in their Family Life Center ever since. He stated, “It was a bad decision because the building was unsafe and, according to the last engineer, if you want to preserve the outside walls ... you can count on the new facility which wouldn’t have been as big as this one ... to be four times that of what it would cost if you’d demolish the building and build a new one.” Mr. Robertson expressed the opinion that the First Presbyterian Church had no choice and reiterated “that was a bad decision.”

In reference to Chairperson Williamson’s earlier comments, Pastor Kochsmeier noted the distinction between separation of church and state and the preservation of an historic structure. He advised that “the monies being requested here are per the original agreement that any costs involved in building on this alternative site that are related to preserving the existing structure would be the costs that we would be helped with, that would be paid for.” He referred to an invoice and advised that it included costs associated “not with building the new sanctuary. We’re the ones who have paid for that. The costs that we’re describing are ones that are directly related to the old building and the grounds in the historic area related to the historic redevelopment. It is not the new building that any of these invoice figures relate to.” He reiterated that the First Presbyterian Church would not have undertaken this project “if we had not felt that these costs would be covered as we believe they were promised they would be covered in the project.”

Member Livermore noted the “missing link” of transparency of process. He inquired as to the application to begin this project. “There should have been an application, a detailed contract in the form of who says what and who’s going to pay what.” Any project needs to start with the process of an application in order to fully determine the history. Member Livermore referred to the policies and procedures being developed for the Redevelopment Authority, and noted the importance of an application process. “Here we are today. We’ve got a very upstanding citizen and a very established church competing with what this Authority represented or didn’t represent.” Member Livermore noted the unfortunate situation because of his understanding of Chairperson Williamson’s intent to save the historic structure.

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Pastor Kochsmeier reiterated that the First Presbyterian Church was invited to engage in the process. He advised of having requested “more than once, in correspondence that you have, a contract and a verbatim written agreement, but we felt that since we had been invited by the City to participate in this, and we agreed to what the invitation entailed, that we were operating in good faith.” Member Livermore noted the “trail that follows” an initiated contract. He expressed the hope that the City Manager would initiate a brand new application about “what is expected and what we will do and won’t do and who pays for what ... because right now it’s a matter of ‘he said, she said’ and this letter and that letter and it’s a poor way, as Marv said, to run a railroad.” Pastor Kochsmeier advised of having responded to the Redevelopment Authority representing the Board of Supervisors in good faith “and we did what we were offered and we have documentation.” Chairperson Williamson advised that the Redevelopment Authority was asked, in a public meeting, to pay for architectural drawings which was done. “There was no commitment by the Redevelopment Authority to cover all costs and there’s been no, of the costs that are incurred, none of those costs were ever brought to the City prior to them being expended and saying, ‘Is this something that you can cover.’” Pastor Kochsmeier reiterated this was not the understanding of the First Presbyterian Church representatives.

In response to a question, Development Services Director Walter Sullivan advised that the initial demolition permit for the church was denied by the Historic Resources Commission. Chairperson Williamson reviewed pro bono work done by Architect Peter Wilday and Structural Engineer Paul Ferrari. She advised that Mr. Wilday offered the idea of relocating the sanctuary, and to do the architectural drawings pro bono. Pastor Kochsmeier acknowledged having elected to continue with the original architect, Fred Dolven. Chairperson Williamson further advised that Mr. Wilday had offered to obtain the church’s furniture at a discounted rate. Mr. Robertson acknowledged that this offer was also declined. He further acknowledged discussion regarding the formation of the non-profit entity.

Mr. Robertson acknowledged having received a check in the amount of \$47,600 on May 24, 2006. Member Teixeira expressed concern that an additional \$8,568 was approved for payment by redevelopment staff. An additional \$11,000 was subsequently paid by redevelopment staff. Member Teixeira noted this was approximately \$20,000 more than was appropriated by the Redevelopment Authority, and reiterated concern over the process. Mr. Robertson acknowledged the First Presbyterian Church representatives’ understanding that the Redevelopment Authority would pay additional costs incurred for the relocation. Member Teixeira acknowledged the positive intent of everyone involved, “but this is not the correct way to go.”

Member Aldean acknowledged the issue of separation of church and state, and advised of having reviewed the list of expenses which appeared to be “fairly well described.” She expressed reluctance over taking action at this meeting without having the District Attorney’s Office “weigh in” on whether the Redevelopment Authority is legally entitled to approve payment of additional costs. Member Staub agreed, but expressed concern over resolving the present predicament. He advised that the recently-completed redevelopment authority audit addresses some of the issues discussed at this meeting, such as an application process. In reference to new sidewalks, curbs, and gutters, he read from the February 6, 2007 letter from Chairperson Williamson, which was included in the agenda materials. He suggested that the statement indicates no clear representation, in writing, that “somehow upon receipt of an \$86,000 request that it was going to be paid.” He noted the “bad situation” on behalf of the City and on behalf of the church. He

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expressed the opinion that, regardless of the District Attorney's opinion, the proper way to address the situation would be to go through the application process. He suggested the alternative possibility of negotiating payment of the costs.

(10:36:58) Mr. Robertson advised that the First Presbyterian Church was always willing to fill out any application, "do whatever we were instructed to do." He expressed opposition to blame being assigned to the church. "We have done exactly what was offered and not a word was ever said until just recently." Member Staub clarified he was not implying any wrongdoing on the part of the church. "Whenever we've had to deal with citizens, whether they are part of a church or not, it really is the City's responsibility to make sure the i's are dotted and the t's are crossed." Member Staub advised that a decision would have to be made by the Redevelopment Authority as to how to address \$86,000 in expenditures and perhaps "ratify the \$23,000 that has been expended without Authority approval." He requested staff to advise the Redevelopment Authority as to its options.

In response to a question, Chairperson Williamson advised that the project was never submitted to the Redevelopment Authority Citizens Committee. Member Livermore advised "that's what the board relies on for sound recommendation to this board. We can't sit here on the dais and deal with an issue complicated as this in five or ten minutes worth of business. So that's why we appoint the citizens committee."

Mr. Werner suggested meeting with First Presbyterian Church representatives with an application; to review the actual costs and determine those which are actually associated with relocating the sanctuary. Since the new procedure involves the Redevelopment Authority Citizens Committee, Mr. Werner suggested submitting the application and requesting their recommendation to the Redevelopment Authority.

Member Teixeira commented on the issue of "arbitrary spending by the City." Mr. Werner took exception to the statement because there were previously no policies and procedures in place for the Redevelopment Authority. Pastor Kochsmeier acknowledged having expended funding based on the invoices presented, and that the church continues to incur debt. In response to a question, he advised of an ongoing line of credit in the form of an interest accruing construction loan. **Member Teixeira moved that the Redevelopment Authority reimburse, in this fiscal year, \$43,000 to the First Presbyterian Church for expenses incurred which were represented to be paid by the City; the additional \$43,000 will be up to fund raising efforts and further examination of the invoices to be paid no sooner than July 1, in the next fiscal budget, of 2009. Member Staub seconded the motion, with the request that Member Teixeira amend his motion to ratify the payments of \$8,568 and \$11,612.36 which have already been expended. Member Teixeira so amended his motion. Member Staub continued his second.**

Member Aldean noted respect for everyone involved in the process, and acknowledged the possibility of missteps along the way. She reiterated having studied the invoices, and advised of attempting to compare them to the figures included in the correspondence. She reiterated a reluctance to "arbitrarily spending the taxpayers' money today until we go through a more definitive process of analyzing these expenses, determining whether or not we are legally entitled to spend this money given this issue that we've previously discussed." She expressed understanding for the church's position with regard to continuing to incur debt, and suggested the possibility of providing some relief. She expressed the opinion that it needs to be done "in a more logical and systematic manner than just dividing the amount and disbursing the funds." Member Teixeira expressed understanding for Member Aldean's concerns, and pointed out that

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his motion included re-examination of the invoices with no payment of the remaining 50 percent to be made until July 1, 2009. Member Staub inquired as to the First Presbyterian Church's request being "all or nothing at all." Mr. Robertson requested the opportunity to confer with the other First Presbyterian Church representatives, and Chairperson Williamson recessed the meeting at 10:45 a.m. She reconvened the meeting at 10:51 a.m.

In response to a question, Mr. Robertson agreed with the terms of the proposal as outlined in Member Teixeira's motion. (10:51:47) First Presbyterian Church Building Committee Chairman Ken Pearson acknowledged that the City had redone the King Street intersection adjacent to the church, "but they actually had to tear out work that we had already paid for. We built the sidewalks there as per approved plans, but Patrick [Pittenger] came walking by one day when I was there and realized that it didn't meet his interpretation of how things should look. So that redesign was generated from that. We had built it according to our approved plans and so, therefore, concrete that we paid for was torn out." Mr. Pearson acknowledged "it is a very beautiful corner now, hopefully safer and all that. We will enjoy that benefit." With regard to Mr. Robertson's agreement with the terms of Member Teixeira's motion, Mr. Pearson advised of out-of-pocket expenses incurred. He discussed the Redevelopment Authority's agreement to reinforce the church structure, using the services of Peter Wilday and Paul Ferrari, and a recommendation to re-roof a portion of the historic structure which expense would be included in the costs to be covered by the City. He advised of having also reinforced one of the four walls of the old structure, "another modest request that we have in our program." He reiterated that these out-of-pocket expenses were directly related to the historic church. He advised of having requested that the City "provide us with a game plan within two years. Haven't heard back for various reasons, I'm sure, but we asked Ernie Adler, our half of Griffin's team that was putting this non-profit together, 'Where does this all stand?' Well, it kinda died, it seems like. We never heard from you guys." Mr. Pearson advised of a very important point in the request letter "of which we never received a response was the liability of this church structure." He further advised that "the City did agree at some point to pay a portion of our insurance which was agreed to be the liability portion for that historic building and that's \$3,200," also a part of the \$86,000 request. He advised that the church would consider the \$43,000 offered in Member Teixeira's motion as payment of this year's insurance premium. He clarified that the church will continue to be exposed to that liability and, therefore, required to carry insurance "until the City or someone comes up with the funds and the program to reinforce the structure."

Member Teixeira suggested that Mr. Pearson's presentation constituted "some of the nuts and bolts that will be handled prior to the next payment" to be agreed upon by both parties. He reiterated the intent of his motion. Member Livermore discussed the significance of historic structures to the community, and commended the investment of community funds as "worthy." He expressed support for submitting the project to the application process. He expressed reluctance over the appropriateness of committing funds before the application process and invoices are carefully reviewed. He reiterated support for maintaining the community's historic structures.

Member Aldean requested clarification of the motion. In response to a question, Member Teixeira explained the intent of his motion to pay \$43,000 now and to hold \$43,000 in abeyance until July 1, 2009. In the meantime, invoices would be reviewed and fund raising efforts commenced, and the amount may be adjusted as a recommendation presented to the Redevelopment Authority. Member Aldean inquired as to the reason for paying anything without having reviewed any of the invoices. Member Teixeira discussed the intent to arrive at a compromise. He noted the "data and information that represent the City's going

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to pay.” He further noted that the First Presbyterian Church had incurred costs, together with the ongoing debt. He reiterated the intent of his motion to pay a minimum of \$43,000 now with the possibility of an additional \$43,000 payment on July 1, 2009.

Member Aldean suggested delaying action until the first Board of Supervisors meeting in December, to take the opportunity for the parties to meet, to review the invoices, and to consider some of the issues identified in this meeting. She noted the criticism that the City has not been following protocol. She expressed appreciation and agreement for Member Teixeira’s intent to “do the right thing,” but noted the importance of doing so “in accordance with a system that allows us to be objective and look after the interests of the Carson City taxpayers.” Member Staub expressed understanding for Member Teixeira’s intent and for Member Aldean’s point. He agreed with delaying action for two weeks in order to schedule a meeting between City staff and First Presbyterian Church representatives to present more verifiable figures. He pointed out that doing so may create the potential for allocating more than \$43,000. In reference to a discussion held during the recess, Member Staub expressed confidence that none of the Redevelopment Authority members consider anyone’s actions as ill-intended. He noted the original intent to preserve an historic structure has been accomplished to the benefit of the community. He expressed confidence that “we’ll do better in the future.”

Chairperson Williamson called for additional Redevelopment Authority comments and, when none were forthcoming, public comment. (11:03:31) Jim Shirk noted the unfortunate situation, and discussed the importance of the Redevelopment Authority carefully considering the process “so when citizens come here, we can hear the process.”

(11:04:17) Jed Block expressed the hope that future discussions would include a representative of the Historic Resources Commission.

(11:04:55) Joe Eiben expressed concern over the City paying for a portion of the church’s liability insurance. Ms. Bruketta advised of the possibility of the City being liable, but that the District Attorney’s Office hadn’t been consulted on this issue.

(11:05:41) Brewery Arts Center Executive Director John Procaccini commended the First Presbyterian Church’s renovation project. He advised that the Brewery Arts Center “is looking to add curb appeal,” and requested the Redevelopment Authority to consider that their action on this matter may establish a precedent.

Member Teixeira anticipates that the payments will be in excess of \$43,000. He advised that the intent of his motion was to “start the ball rolling.” He suggested that \$43,000 would help the church’s debt service. Chairperson Williamson called for a vote on the pending motion. **Motion failed 1-4.**

Chairperson Williamson entertained a motion. **Member Aldean moved to delay action on this item until the first meeting in December which will enable the parties to meet, review invoices, complete a standard incentive application, and bring it back to the Redevelopment Authority. Member Staub seconded the motion. Motion carried 4-1.**

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**ACTION TO ADJOURN AS THE REDEVELOPMENT AUTHORITY** (11:45:45) - Chairperson Williamson adjourned the Redevelopment Authority, and Mayor Teixeira reconvened the Board of Supervisors.

The Minutes of the November 6, 2008 Carson City Redevelopment Authority meeting are so approved this \_\_\_\_\_ day of December, 2008.

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ROBIN L. WILLIAMSON, Chair

ATTEST:

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ALAN GLOVER, Clerk - Recorder