

item # 25

**City of Carson City
Agenda Report**

Date Submitted: April 7, 2009

Agenda Date Requested: April 16, 2009

To: Board of Supervisors

Time Requested: 5 minutes

From: Office of Business Development

Subject Title: Action to approve a \$53,520 incentive request by DSE, #4, LLC to redevelop the property at 503 N. Nevada Street, with the Redevelopment Authority finding that this project meets the incentive program criteria and the necessary findings set forth in NRS 279.486, that the project benefits the current redevelopment plan area, that the project has no other reasonable means of financing available, that the incentive will be paid on a reimbursement basis for money expended by the applicant on the project, that other financing is available to pay for the remaining costs of the project, that the incentive is subject to the applicant fulfilling City requirements and that the incentive is not subject to the temporary moratorium on the expenditure of redevelopment funds adopted by the Board of Supervisors on February 19, 2009.

Staff Summary: On April 6, 2009, the Redevelopment Authority Citizens Committee (RACC) recommended approval of incentive funding for the complete renovation of a former boarding house situated at the northeast corner of Spear and Nevada Streets. In January 2009, the applicant, DSE #4, LLC, contacted staff to discuss incentive funding. Although staff recognizes that an application was not filed prior to February 19, the day the Board imposed a moratorium on incentive funding, staff believes it is important for the Board to address this application and make a determination as to whether or not the application is subject to the moratorium since the applicants have been working with staff on the project prior to the imposition of the moratorium. Therefore, the Redevelopment Authority/Board of Supervisors is being afforded the option of considering this particular incentive application because the applicant made a good faith effort to comply with our procedures as they existed in January. This redevelopment project rehabilitates an abandoned, eyesore situated in the center of our historic downtown that was formerly substandard housing. The work includes interior demolition and renovation, façade and tenant improvements, landscaping, site work, handicap access and compliance with historic district guidelines. RACC measured the project's benefit to the redevelopment area by considering the incentive program's criteria: aesthetics, curing of blight, job creation, business retention, addition of tax revenues and enhancement of the community's vision. RACC also determined that no other reasonable means of financing certain improvements associated with the project was available. Staff reviewed the project and DSE, #4, LLC's financials to confirm the economic viability of the project and the appropriateness of redevelopment funding.