

City of Carson City
Agenda Report

Item #8B

Date Submitted: November 28, 2006

Agenda Date Requested: December 7, 2006
Time Requested: 20 minutes

To: Mayor and Supervisors

From: Parks and Recreation Department

Subject Title: Action to approve a "Joint Use Parking Agreement" between the City of Carson City and Michael Pegram for a proposed parking lot to be constructed or funded by Mr. Pegram at the Carson City Fairgrounds at Fuji Park.

Staff Summary: As a condition of his donation of \$1,000,000 Mr. Pegram is asking for joint use of the proposed fairgrounds parking lot. The intent is that the parking lot will be shared and used equally by the fairgrounds and the casino. The attached parking agreement includes the following provisions:

1. The Developer will provide everything, including but not limited to, the design, engineering, demolition, purchase of materials, grading, paving, curbing, landscaping, and lighting associated with the construction of the new parking lot.
2. The City will own the parking lot.
3. The City and Casino Developer will share equally in the maintenance of the parking lot.
4. The Casino Developer will obtain all necessary permits and the City will assist to the greatest extent possible in their effort.
5. The City agrees to allow the Casino Developer to utilize the parking lot as overflow parking for an initial term of 40 years.
6. The Developer may request an extension of the agreement after the initial 40 year term for successive 10 year periods.
7. The Casino Developer agrees to indemnify the City for any expenses and damages resulting from any activities of the Casino or its invitees on or about the parking lot.
8. The City, Casino, and renters of the facility will not charge for parking.

Type of Action Requested: (check one)

- Resolution Ordinance
 Formal Action/Motion Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Recommended Board Action: I move to approve a "Joint Use Parking Agreement" between the City of Carson City and Michael Pegram for a proposed parking lot to be constructed or funded by Mr. Pegram at the Carson City Fairgrounds at Fuji Park.

Explanation for Recommended Board Action: During the November 21, 2006 Parks and Recreation Commission meeting, the Commission approved by a vote of 7-1 to recommend approval to the Board of Supervisors of a "Joint Use Parking Agreement" between Michael Pegram and the City of Carson City. The motion by Commissioner McKenna read:

"I move to recommend to the Board of Supervisors to allocate at least one million dollars of Question 18 funds from the JohnD Winters Centennial Park project and, if they do that, they negotiate an agreement with the developer of the Bodine's property for a joint use parking