

CARSON CITY REDEVELOPMENT AUTHORITY

Minutes of the February 21, 2002, Meeting

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A meeting of the Carson City Redevelopment Authority was held during the regularly scheduled meeting of the Carson City Board of Supervisors on Thursday, February 21, 2002, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, which began at 8:30 a.m.

PRESENT: Chairperson Robin Williamson and Members Ray Masayko, Jon Plank, Pete Livermore, and Richard S. Staub

STAFF PRESENT: City Manager John Berkich, Clerk-Recorder Alan Glover, Redevelopment Director Rob Joiner, Chief Deputy District Attorney Mark Forsberg, and Recording Secretary Katherine McLaughlin (B.O.S. 1/17/02 Tape 1-3406)

NOTE: Unless otherwise indicated, each item was introduced by staff's reading/outlining/clarifying the Board Action Request and/or supporting documentation. Staff members making the introduction are listed immediately after the Department heading. Any other individuals who spoke are listed immediately following the item heading. A tape recording of these proceedings is available for review and inspection during normal business hours.

Mayor Masayko recessed the Board of Supervisors session and passed the gavel to Redevelopment Authority Chairperson Williamson. Chairperson Williamson convened the meeting by indicating for the record that the entire Authority was present, constituting a quorum. (See Board of Supervisors Minutes for this date for discussion/action on the other Agenda items.)

ECONOMIC DEVELOPMENT/REDEVELOPMENT - Director Rob Joiner - ACTION ON AN AMENDMENT TO THE CARSON CITY REDEVELOPMENT PLAN, SPECIFICALLY BY ADDING OWNER PARTICIPATION RULES AS AN ADDENDUM FOR THE CARSON CITY REDEVELOPMENT PROJECT NUMBER ONE, ORIGINALLY ADOPTED FEBRUARY 20, 1986, AND AMENDED ON DECEMBER 16, 1999 (2-0345) - Counsel Mark Wasser - A revised copy of the rules was distributed to the Board and Clerk. (A copy is in the file.) Section IVB9 was added to the rules. Its meaning was explained. Mr. Wasser felt that the proposal was objective and fair and established the necessary criteria for the property owners to ensure that the process will be fair. Justification for inclusion of section IVB9 was provided. Discussion pointed out that the Section on Contents of Owner Participation Agreements should have a section number. Member Masayko explained the need to have the flow diagram and requested it be added to the rules. The concept is a different approach than that which has been taken in the past. Mr. Wasser explained that the rules do not determine who should develop the property, what type of action will be taken to develop the property, nor the process required to do so. Those issues still need to be addressed. The proposal only establishes the rules for a fair and objective process. Once they are established, the Authority, as the lead agency, could determine the goals and take action to implement those goals or wait until someone comes along who is interested in moving forward with a project. The proposal is then submitted to the Authority and the rules are used to evaluate the proposal and move forward. Member Masayko felt that the proposal does not restrict the process to only the identified nonconforming properties. Other properties can also come forward with proposals. Mr. Wasser explained the desire to keep all options open in order to do what is best for the community. The best practice is to use synergy to provide the improvements. Member Masayko voiced his concerns about the type of notice(s) that will be given to the nonconforming property owners. It should not force them to do something with

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their property. He was certain that the property owners are aware of the fact that they are nonconforming. Mr. Wasser explained that the identification information should be developed in open forums. Chairperson Williamson voiced her concerns with using this process is the possible negative impact it could have on the property value particularly if the Authority lacks the funds to move a project forward to address the lack of conformity. The property owner could then have legal recourse against the Authority/City. Mr. Wasser felt that a list of areas where the Authority wished to address nonconforming sites could be used to mitigate this concern. He agreed that the Authority should not establish a list of specific properties it wished to address without proper funding ability. He volunteered to continue to work with the Authority on the process. Member Masayko pointed out that one property had already been identified and had been offered an opportunity to take advantage of the current incentive program. Chairperson Williamson indicated that funding under that incentive program is no longer available. Clarification indicated the rules should be adopted by resolution. Member Masayko moved that the Carson City Redevelopment Authority adopt in resolution form a resolution to be known as number 2002-RAR-2 the document in front of the Authority today and entitled the Rules Governing Participation by Property owners and the Extension of Reasonable Preferences to Business Occupants in the Carson City Redevelopment Project No. 1 which is dated at the top 2/21/02 with the modifications that were made and also that the flow diagram or the decision diagram that was originally attached to the Authority packet be corrected, included and incorporated as an Exhibit to the document. Member Livermore seconded the motion. Member Staub indicated that, as he may have a potential conflict, he would abstain. The motion was voted and carried 4-0-1 with Member Staub abstaining.

There being no other matters for consideration as the Redevelopment Authority, Chairperson Williamson adjourned the Redevelopment Authority.

The Minutes of the February 21, 2002, Carson City Redevelopment Authority meeting

ARE SO APPROVED ON April 18, 2002.

/s/
Robin Williamson, Chairperson

ATTEST:

/s/
Alan Glover, Clerk-Recorder