CARSON CITY REDEVELOPMENT AUTHORITY

Minutes of the June 3, 2004, 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, June 3, 2004, 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, Shelly Aldean, Pete

Livermore, and Richard S. Staub

STAFF PRESENT: City Manager Linda Ritter, Clerk-Recorder Alan Glover, Chief Deputy District

Attorney Mark Forsberg, and Recording Secretary Katherine McLaughlin (B.O.S.

6/3/04 Tape 1-2939)

NOTE: Unless otherwise indicated, each item was introduced by Chairperson Williamson. 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. She also explained Redevelopment Manager Joe McCarthy's absence. (See Board of Supervisors Minutes for this date for discussion/action on the other Agenda items.)

APPROVAL OF MINUTES - 12/4/03, 1/15/04, 2/5/04, AND 3/4/04 (-1-2945) - Member Livermore moved for approval of Minutes for the Carson City Redevelopment Authority meetings of December 4, 2003, January 15, 2004, February 5, 2004, and March 4, 2004, as presented. Member Aldean seconded the motion. Motion carried 5-0.

Α. ACTION TO ACCEPT THE REDEVELOPMENT AUTHORITY CITIZEN COMMITTEE'S RECOMMENDATION TO AWARD INCENTIVE FUNDING TO CHARLIE AND KAREN ABOWD IN AN AMOUNT NOT TO EXCEED \$100,000 OR NOT TO EXCEED 20 PERCENT OF THE PROJECT COSTS ASSOCIATED WITH THE RENOVATIONS AND IMPROVEMENTS OF ADELE'S RESTAURANT AT 1112 NORTH CARSON STREET, APN 001-178-02 (1-2975) - Charlie Abowd and his Contractor Mark Lopiccolo explained the renovation and improvement plans and the application for funding assistance. Chairperson Williamson indicated that the renovation includes bringing the building into compliance with ADA standards which Mr. Lopiccolo detailed. Mr. Abowd explained the building's historical significance. Member Aldean asked that the supporting documentation include the funding source and funding availability. Chairperson Williamson indicated this information will be provided in July or August. She also explained that funding is available for this project. Member Livermore indicated that the establishment is known worldwide and explained his support of the request. He complimented them on their reputation and service. The other Members concurred with his comments. Member Staub supported Member Aldean's request to know the Authority's financial status. These figures should include the amount of grants already given to an applicant. He suggested that a deadline and criteria for using the funds be included in the agreement. The deadline will allow the funds to be returned to the Authority for other uses if the conditions are not met. He also explained his reluctance to use the \$1.2 million that was allocated for the parking garage for other purposes without taking formal action terminating that funding. Chairperson Williamson indicated that the \$1.2 million is part of the \$1.3 million available for incentives. Member Staub explained that his contact with Redevelopment Manager McCarthy indicates that the funding this project and

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the following project use all of the available funding for the incentive program until the parking garage funding is considered. Chairperson Williamson indicated that there had not been an intent to do anything with the funds allocated for the parking garage until after the Authority reconsiders it. She also concurred with his remarks. She indicated, and Mr. Abowd agreed, that Adele's had never received/requested any incentive funding from Redevelopment before this request. She then explained her reasons for supporting the request. Member Aldean concurred with her comments and moved to accept the Redevelopment Authority Citizen Committee's recommendation to award incentive funding to Charlie and Karen Abowd in an amount not to exceed \$100,000 or not to exceed 20 percent of the project costs associated with an improvement project to renovate, upgrade and expand Adele's Restaurant at 1112 North Carson Street, APN 001-178-02 and the fiscal impact is \$100,000. Member Livermore seconded the motion. Member Masayko requested that the record reflect that the Abowds will spend approximately \$685,000 on the renovation. The Authority congratulates and praises them on the project. The \$100,000 is well within the guidelines. The motion was voted and carried 5-0.

B. ACTION TO ACCEPT THE REDEVELOPMENT AUTHORITY CITIZEN COMMITTEE'S RECOMMENDATION TO AWARD INCENTIVE FUNDING TO CARSON CITY PLAZA, LLC, IN AN AMOUNT NOT TO EXCEED \$100,000 OR NOT TO EXCEED 20 PERCENT OF THE PROJECT COSTS ASSOCIATED WITH AN IMPROVEMENT PROJECT TO TRANSFORM THE FORMER WYLIE'S COPY CENTER INTO THE "PLAZA CENTER CONVENTION AND MEETING FACILITIES" AT 211 EAST NINTH STREET, APN 004-055-06 (1-3332) - Mike Millard described the project including potential users of the convention and meeting facilities. Comments noted that the Committee had waived the requirement for 30 plus parking spaces. Justification for waiving the parking requirements was explained. The importance of having proper signage was stressed. Authority comments complimented the Applicant on the architecture and the business plan. His willingness to fill a void in the community was noted. Facility advertising and bookings have already occurred. Examples of several events were noted as illustrations of this effort and the tourism they will create. The facility was one of the elements the Economic Vitality Committee had indicated was vital to the community. It is located in the center of the redevelopment area. The Applicant has used Redevelopment incentives for other projects in the vicinity. Discussion indicated that the benefits of the project warranted granting incentives to the firm. The Committee had discussed and supported this position. A convention center with meeting facilities is needed in the community. The firm will spend more than \$600,000 on the project. A loan is not being taken on the property for the project. Examples of amenities that will be included in the facility were noted. Clerk-Recorder Alan Glover explained his personal knowledge of the Applicant's family involvement in the marriage business and promotion of the marriages and the area. Clark County and its Chamber of Commerce spend millions on this endeavor. He hoped that the proposed facility will help promote the community. He urged the Authority to support the Applicant's request. He congratulated them on their project which the community has needed for many years. Member Livermore moved to accept the Redevelopment Authority Citizens Committee's recommendation to award incentive funding to Carson City Plaza, LLC, in an amount not to exceed \$100,000 or not to exceed 20 percent of the project costs associated with an improvement project to transform the former Wylie's Copy Center into the "Plaza Center Convention and Meeting Facilities" at 211 East Ninth Street, APN 004-055-06, and the fiscal impact is \$100,000. Member Masayko seconded the motion. Member Masayko pointed out that \$640,000 will be spent on the project for upgrades and capital improvements. The requested \$100,000 is well within the 20 percent restriction. Motion carried 5-0.

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Mr. Millard thanked the Authority for the incentive and for the program as they help rehabilitate the downtown area. Member Masayko agreed.

There being no other matters for consideration, Chairperson Williamson adjourned the Redevelopment Authority and passed the gavel to Mayor Masayko.

The Minutes of the June 3, 2004, Carson City Redevelopment Authority meeting

	ARE SO APPROVED ON <u>December 2</u> , 2004.
	<u>/s/</u> Robin Williamson, Chairperson
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ATTEST:	
<u>/s/</u>	
Alan Glover, Clerk-Recorder	