

CARSON CITY REDEVELOPMENT AUTHORITY  
Minutes of the November 4, 1999, 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, November 4, 1999, 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, and Kay Bennett

STAFF PRESENT: John Berkich City Manager  
Alan Glover Clerk-Recorder  
Rob Joiner Redevelopment Director  
Mark Forsberg Chief Deputy District Attorney  
Katherine McLaughlin Recording Secretary  
(B.O.S. 11/4/99 Tape 1-2048)

NOTE: Unless otherwise indicated, each item was introduced by staff's reading/outlining/clarifying the Board Action Request and/or supporting documentation. A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape 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 a quorum of the Authority was present although Supervisor Livermore was absent. (See Board of Supervisors Minutes of November 4, 1999, for discussion/action on the other Agenda items.)

**APPROVAL OF MINUTES (1-2051)** - Member Masayko moved to approve the Minutes. Member Plank seconded the motion. Motion carried 4-0.

**A. DISCUSSION AND ACTION REGARDING A REQUEST FROM METCALF BUILDERS, INC., FOR REDEVELOPMENT INCENTIVE PROGRAM FUNDING FOR PARTIAL COST TO CONSTRUCT A "PARKING STREET" FOR PUBLIC BENEFIT, CREATING 21 PARKING STALLS, UPGRADED DRAINAGE, AND INSTALLATION OF LANDSCAPED PLANTERS, LOCATED ON SOUTH PLAZA STREET BETWEEN EAST NINTH STREET AND EAST TENTH STREET IN THE AMOUNT OF \$12,600 AND NOT TO EXCEED 20 PERCENT OF THE TOTAL PROJECT COSTS (1-2064)** - Tom Metcalf described the maintenance requirements for the landscaping and the drainage improvements which he felt would provide public benefits beyond that of the parking spaces. Member Masayko disclosed his involvement, support, and the benefits derived from project for both Mr. Metcalf and the public. He urged staff and the Committee to consider this type of project for future incentives even though it does not quite fit within its established criteria for incentives. Mr. Metcalf thanked the Authority for its support and pointed out that private budgets also have difficulties. A brief history on the project and its advantages were provided. City staff's dedication and assistance with the project were described. Reasons for requesting the financial incentive were explained. Member Masayko moved that the Redevelopment Authority approve a request from Metcalf Builders, Inc., for Redevelopment Incentive Program funding on a reimbursement basis, funding for partial costs to construct a "parking street" for public benefit, creating 21 parking stalls, upgraded drainage and installation of landscaped planters located on South Plaza Street between East Ninth Street and East Tenth Street in the amount of \$12,600 and not to exceed 20 percent of the total project costs; this funding is conditioned upon the applicant signing a lien and grant agreement in accordance with the Redevelopment Incentives Program; further that the Redevelopment Authority finds this project meets the requirements of NRS 279.486, and finds the project is of benefit to the redevelopment district and immediate neighborhood and finds that no other reasonable means of financing is available; fiscal impact is not to exceed \$12,600 or 20 percent of the total project costs and that the funding source is the Redevelopment Authority Incentives Program. Member Bennett seconded the motion. Motion carried 4-0.

**B. DISCUSSION AND ACTION REGARDING A REQUEST FROM METCALF BUILDERS, INC., FOR REDEVELOPMENT INCENTIVE PROGRAM FUNDING FOR CONSTRUCTING AND EQUIPPING A PROPOSED "THEME" RESTAURANT PROJECT LOCATED AT 1003 SOUTH PLAZA STREET IN THE AMOUNT \$20,000 AND NOT TO EXCEED 20 PERCENT OF THE TOTAL PROJECT**

**COSTS (1-2308)** - Mr. Metcalf reviewed the history of the project including the original Redevelopment incentives, the funding request, and its design. Member Masayko expressed his support for the project. Mr. Joiner pointed out the dedication to details provided by Mr. Metcalf throughout the project. Comments complimented Mr. Metcalf on his efforts. Member Masayko moved that the Redevelopment Authority approve a request from Metcalf Builders, Inc., for Redevelopment Incentive Program funding on a reimbursement basis for partial costs to construct and equip a "theme" restaurant to be located at 1003 South Plaza Street, APN 4-055-03, in the amount of \$20,000 and not to exceed 20 percent of the total project costs; this funding is conditioned upon the applicant signing a lien and grant agreement in accordance with the Redevelopment Incentives Program; further the Redevelopment Authority finds this project meets the requirement of NRS 279.486, and finds the project is of benefit to the redevelopment district and immediate neighborhood, and finds that no other reasonable means of financing is available; fiscal impact is not to exceed \$20,000 or 20 percent of the total project costs; funding source is the Redevelopment Authority Incentives Program. Member Bennett seconded the motion. Motion carried 4-0.

**C. DISCUSSION AND ACTION REGARDING A REQUEST FROM METCALF BUILDERS, INC., FOR REDEVELOPMENT INCENTIVE PROGRAM WAIVER OF TEN PARKING SPACES REQUIRED FOR A PROPOSED "THEME" RESTAURANT PROJECT LOCATED AT 1003 SOUTH PLAZA STREET (1-2540)** - Member Masayko reiterated his support and Authority comments regarding the benefits of the project. Clarification indicated that only if the game room is constructed will the parking spaces be required. The project will meet the parking requirements when the building opens. Mr. Metcalf described the original project and its revisions which had created the need for additional parking. He also expressed a desire to pursue alternatives which will provide Redevelopment funding for the remaining \$75,000. His comments stressed the value the incentive funding had on his ability to develop a quality project. Member Masayko moved that the Redevelopment Authority approve a request from Metcalf Builders, Inc., for Redevelopment Incentive Program waiver of ten parking spaces required for a proposed "theme" restaurant project located at 1003 South Plaza Street based on his understanding that the spaces will be needed for future seating additions. Clarification by Member Masayko indicated for the record that this will allow the restaurant to have 190 seats. Member Bennett seconded the motion. Following an explanation and request for a correction to the address, Member Masayko corrected the address to be for 1055 South Carson Street. Member Bennett concurred. The motion as amended was voted and carried 4-0.

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

The Minutes of the November 4, 1999, Carson City Redevelopment Authority meeting

2000. ARE SO APPROVED ON \_\_\_\_ January 20 \_\_,

\_\_\_\_\_  
/s/

Robin Williamson, Chairperson

ATTEST:

\_\_\_\_\_  
/s/  
Alan Glover, Clerk-Recorder