

CARSON CITY REDEVELOPMENT AUTHORITY
Minutes of the December 1, 1994, Meeting
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A meeting of the Carson City Redevelopment Authority was held during the regularly scheduled Carson City Board of Supervisors meeting of Thursday, December 1, 1994, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, which began at 1 p.m.

PRESENT: Chairperson Tom Tatro and Members Marv Teixeira, Greg Smith,
Janice Ayres, and Kay Bennett

STAFF PRESENT: John Berkich City Manager
Kiyoshi Nishikawa Clerk-Recorder
Mary Walker Redevelopment Director
Paul Lipparelli Deputy District Attorney
Katherine McLaughlin Recording Secretary
(B.O.S. 12/1/94 Tape 1-0869)

Mayor Teixeira recessed the Board of Supervisors session and passed the gavel Chairperson Tatro, who immediately convened the Redevelopment Authority. Chairperson Tatro indicated for the record that the entire Authority was present constituting a quorum. Roll call was not taken. (See Board of Supervisors Minutes of December 1, 1994, for discussion/action on the other Agenda items.)

A. APPROVAL OF MINUTES - May 19, June 2, July 7, and August 4, 1994 (1-0878) - Member Teixeira moved to approve as presented. Member Bennett seconded the motion. Motion carried 5-0.

B. ACTION ON REQUEST FROM MAGPIE PROPERTIES, LLC FOR REDEVELOPMENT INCENTIVES FOR THE PROJECT KNOWN AS "PEARTREE COURT" LOCATED AT 318 NORTH CARSON STREET (1-0901) - Chairperson Tatro explained the Board of Supervisors' action taken at its last meeting approving the incentives contingent upon the Authority's approval. Member Smith moved to approve Magpie Properties, LLC application for incentives for the project known as "Peartree Court" in the amount of \$26,540 subject to the applicant signing a lien and grant agreement in accordance with the Redevelopment Incentives Program; further, the Redevelopment Authority hereby finds this project meets the requirements of NRS 279.486 and finds the project is of benefit to the redevelopment area and the immediate neighborhood in which the redevelopment area is located and that no other reasonable means of financing this project is available; the Authority further determines the incentive amount paid by the Redevelopment Authority shall be on a reimbursement basis only after the work has been completed and as tax dollars or other financing is available to the Redevelopment Authority; further, this application is approved subject to the applicant fulfilling any other City requirements; fiscal impact not to exceed, again, \$26,540; funding source the Redevelopment Incentives Program. Member Ayres seconded the motion. Ms. Walker explained the firm's name. Motion carried 5-0.

C. ACTION ON MRS. MORAN'S REQUEST FOR REDEVELOPMENT INCENTIVES FOR PROPERTY LOCATED AT 711 SOUTH CARSON STREET (1-0988) - Ms. Walker explained the request to remodel the tire shop into office spaces and the proposed tenants. The tire shop had relocated further south on Carson Street. Benefits of the proposal were also noted. Mrs. Moran's contractor John Anderson displayed artist's renderings of the project and briefly outlined the plans. Chairperson Tatro explained the Citizen Committee's recommended approval for the project. Member Bennett explained historical information concerning the site. She suggested a plaque on the history of the building be considered. Discussion ensued on the relocation/expansion plans of tenants in and from the adjacent DiLonardo Building. Mrs. Pat Moran-Stark expressed her appreciation for the incentive program and support. Member Teixeira and Chairperson Tatro thanked her for her efforts. Member Ayres moved to approve Moran, Young, Williams, Williams and Hunstiger application for incentives for the project known as "Sierra Land Realty" in the amount of \$54,987 subject to the applicant signing a lien and grant agreement in accordance with the Redevelopment Incentives Program; further, the Redevelopment Authority hereby finds this project meets the requirement of NRS 279.486 and finds the project is of benefit to the redevelopment area and the immediate neighborhood in which the redevelopment area is located and that no other reasonable means of financing this project is available; the Authority further determines the incentive amount paid by the Redevelopment Authority shall be on a reimbursement basis only after the work has been completed and as tax dollars or other financing is available to the Redevelopment Authority; further, this application is approved

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subject to the applicant fulfilling any other City requirements; fiscal impact not to exceed \$54,987; funding source: Redevelopment Incentives Program. Member Bennett seconded the motion. Motion carried 5-0. Chairperson Tatro wished her luck.

Member Teixeira moved to adjourn. Member Ayres seconded the motion. Motion carried 5-0. Chairperson Tatro adjourned the Redevelopment Authority.

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.

The Minutes of the December 1, 1994, Carson City Redevelopment Authority meeting

ARE SO APPROVED ON ___January__19___, 1995.

/s/ _____
Tom Tatro, Chairperson

ATTEST:

/s/ _____
Alan Glover, Clerk-Recorder