A regular meeting of the Carson City Redevelopment Authority Citizens Committee was scheduled for 5:30 p.m. on Wednesday, January 14, 2004 in the City Hall Executive Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Robin Williamson

Art Hannafin Joe Lushina Fred Nietz Morey Tresnit Sally Zola

STAFF: Joe McCarthy, Economic Development/Redevelopment Manager

Jennifer Pruitt, Senior Planner Kathleen King, Recording Secretary

NOTE: A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review during regular business hours.

- **A. CALL TO ORDER, DETERMINATION OF QUORUM** (1-0008) Chairperson Williamson called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Member Zola arrived at 5:35 p.m. Member Hannafin arrived at 5:36 p.m.
- **B. ACTION ON APPROVAL OF MINUTES December 10, 2003** (1-0013) Member Tresnit moved to approve the minutes. Member Nietz seconded the motion. Motion carried 4-0.
- C. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0022) None.
- D. REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE
- D-1. DISCUSSION AND ACTION ON REDEVELOPMENT INCENTIVE FUNDING REQUEST BY CAPITAL CITY ENTERTAINMENT, INC., DBA STATION GRILL & ROTISSERIE FOR REMODEL AND EXPANSION OF THE STATION GRILL AT 1105 SOUTH CARSON STREET (1-0035) Mr. McCarthy provided background information on this item and referred to the application included in the agenda materials. Steve Bilyeu displayed a conceptual drawing and a floor plan, and reviewed details of the proposed project. He advised that the project goal is to expand the utility and profitability of the existing building. In order to be more profitable, the restaurant will have to be open for additional days and for longer hours. Mr. Bilyeu stated that the proposed project will result in a more viable, useful and attractive building. In response to a question, he reviewed the current and proposed hours of operation. He acknowledged that the restaurant is currently closed, and advised that the remodel project is partially finished. He reviewed the project time table according to the displayed floor plan.

Chairperson Williamson advised that the Station Grill & Rotisserie is located at the southernmost end of the redevelopment district. In response to a question, Mr. Bilyeu explained that the property is currently leased from Ed Flaherty. Capital City Entertainment is in the process of exercising its option to purchase the property. Mr. Bilyeu anticipates escrow will close on May 30, 2004. He responded to questions

regarding the existing parking and landscaping, and acknowledged that there are no parking waivers required for the project. He displayed a drawing of the enclosed patio and provided an overview of the same.

Member Zola moved that the Redevelopment Authority Citizens Committee approve the request by the applicant, Capital City Entertainment, Inc., dba Station Grill & Rotisserie, for redevelopment incentive funding in an amount not to exceed \$50,000 or not to exceed 20 percent of the project costs associated with the renovations planned for the Station Grill & Rotisserie at 1105 South Carson Street; the Redevelopment Authority Citizens Committee finds that this project meets the goals and objectives of the Redevelopment Incentives Program, the requirements as stated in NRS 279.486, and that the project benefits the current redevelopment plan area and its immediate neighborhood; the Redevelopment Authority Citizens Committee further finds that the incentive funding enhances the aesthetics of the project consistent with Downtown Design Guidelines; the approved incentive amount is on a reimbursement basis only after work is completed and as tax dollars or other financing is available to the Redevelopment Authority; further this incentive funding is subject to final approval by the Carson City Redevelopment Authority and the applicant fulfilling other City requirements. Member Lushina seconded the motion. In response to a question, Chairperson Williamson explained that a separate redevelopment project area is being considered for the southern end of town. She expressed the opinion that the existing redevelopment district should be reasonably extended to include the entire Carson Mall. Mr. McCarthy advised that the Redevelopment Authority will be considering, at their January 15th meeting, the possibility of entering into a public process that would explore the option of creating a new redevelopment district at the southern end of town. Chairperson Williamson called for a vote on the pending motion; **motion carried 6-0.** Mr. McCarthy advised Mr. Bilyeu that he would need to present the proposed project to the Redevelopment Authority/Board of Supervisors at their February meeting.

D-2. DISCUSSION AND ACTION ON REDEVELOPMENT INCENTIVE FUNDING REQUEST BY ANDI WILSON AND BRAD BONKOWSKI FOR RENOVATION OF THE STEWART & 50 PLAZA AT 306 AND 310 EAST WILLIAM STREET (1-0355) - Mr. McCarthy provided background information on this item and introduced Ms. Wilson and Mr. Bonkowski, who acknowledged that they are the current owners of the subject property. Mr. Bonkowski reviewed details of the proposed project and advised that a contractor had not yet been selected. Mr. McCarthy circulated photographs of the existing building and conceptual photographs of the completed project. Discussion took place regarding existing and past tenants, and potential impacts to the property from the Stewart Street widening project. Mr. Bonkowski discussed proposed signage, and acknowledged that the proposed project encompasses only the exterior of the building. He advised that the parking lot will be resurfaced and that landscaping is not a possibility due to the configuration of the property.

Member Nietz moved that the Redevelopment Authority Citizens Committee approve the request by the applicants, Andi Wilson and Brad Bonkowski, for redevelopment incentive funding in an amount not to exceed \$5,512.60 or not to exceed twenty percent of the project costs for site improvement for the Stewart & 50 Plaza at 306 and 310 East William Street, APN 002-156-04; the Redevelopment Authority Citizens Committee finds that this project meets the goals and objectives of the Redevelopment Incentives Program, the requirements as stated in NRS 279.486, and that the project benefits the current redevelopment plan area in its immediate neighborhood; the Redevelopment Authority Citizens Committee further finds that the incentive funding enhances the

aesthetics of the project consistent with Downtown Design Guidelines; the approved incentive amount is on a reimbursement basis only after work is completed and as tax dollars or other financing is available to the Redevelopment Authority; further, this incentive funding is subject to final approval by the Carson City Redevelopment Authority and the applicant fulfilling other City requirements. Member Zola seconded the motion. Motion carried 6-0. Chairperson Williamson advised that the applicants will be required to present their project to the Redevelopment Authority at its February meeting. Mr. Bonkowski responded to questions regarding the project time table. Chairperson Williamson and Mr. McCarthy responded to questions regarding the boundaries of the redevelopment district which includes the subject property.

D-3. DISCUSSION AND ACTION ON A PARKING WAIVER REQUEST BY PAT CLARK FOR HIS MIXED-USE PROJECT AT SIXTH AND NEVADA/DIVISION STREETS (1-0637) - Ms.

Pruitt provided background information on this item. She advised that Mr. Clark is in the process of preparing a Planning Commission application requesting a zoning change and master plan amendment to accommodate the proposed project. The project would include office space in the lower level and three dwelling units in the upper level. Ms. Pruitt advised that a major project review was conducted approximately two weeks ago which resulted in a required 16 parking spaces. The proposal indicates 8 onsite parking spaces and a parking waiver request for the additional 8 spaces. Ms. Pruitt further advised that staff suggested the applicant apply for the parking waiver, and that Planning and Community Development Department staff is supportive of it. She explained that the parking waiver request is an initial step; there are other issues to address in order for the property to be converted to mixed-use development. Discussion took place regarding whether or not the subject property is within the redevelopment district, and Ms. Pruitt advised that she would verify the location.

In response to a question, Ms. Pruitt explained that the applicants' original project is developed through the permitting phase. If the mixed-use project is ultimately not approved, Ms. Pruitt advised that the applicants would not need a parking waiver to go forward with the original project. In response to a further question, she advised that use variances are not allowed in Carson City. One of the important aspects of the proposed project is that the entire block of property owners must agree to the zoning change. Mr. Clark is in the process of contacting the other four property owners. In response to a question, Ms. Pruitt reviewed the other property uses on the block. Discussion took place regarding issues to be addressed in developing the mixed-use zoning overlay.

Member Hannafin advised of having met with Mr. Clark, together with Mr. McCarthy, several weeks ago at which time Mr. Clark expressed a willingness to postpone his original project in order to consider a project that will blend with a mixed-use overlay. Discussion took place regarding conversion of the original project design, master plan amendment reviews, and mixed-used development projects.

Member Zola moved that the Redevelopment Authority Citizens Committee grant the parking waiver for eight parking spaces for Patrick Clark's proposed mixed-use project on Sixth and South Nevada Streets to meet the parking requirements as currently listed in Carson City's Development Standards provided that the property falls within the redevelopment district and contingent upon applicant's obtaining the required change of land use and master plan amendment. Member Hannafin seconded the motion. Motion carried 6-0.

D-4. DISCUSSION AND ACTION ON A RECOMMENDATION TO AMEND THE CODE TO MAKE RESIDENTIAL USE A PRIMARY PERMITTED USE IN DOWNTOWN **COMMERCIAL** (1-1204) - Mr. McCarthy provided background information on this item as outlined in the staff report. Ms. Pruitt explained that the Code was updated in 2002. Prior to that, residential was a primary permitted use in the downtown commercial zoning district. During the ordinance update, residential was inadvertently changed to a conditional use requiring a special use permit. Ms. Pruitt referred to a multi-family project on Seventh Street for which the developers obtained a special use permit last year, and advised that this was the project which flagged the error. Mr. McCarthy referred to the Redevelopment and Economic Vitality Strategic Planning processes, and noted that both plans indicate goals to stimulate more activity in the downtown area. One of the standards of downtown revitalization is to create more residential, street life, etc. In response to a question, Ms. Pruitt advised that this item is agendized for review by the Planning Commission at their January 22nd meeting. Mr. McCarthy commended Ms. Pruitt on moving this issue through the proper channels to get residential use restored to the downtown commercial zoning district. Mr. McCarthy suggested a motion to endorse the amendment of uses in the downtown commercial zone to include residential as a primary permitted use, specifically to stimulate investment in mixed use properties. Member Zola so moved. Member Hannafin seconded the motion. Motion carried 6-0. Mr. McCarthy thanked Ms. Pruitt.

D-5. DISCUSSION REGARDING OTHER PROJECTS AND ACTIVITIES (1-1314) - Mr. McCarthy advised that the Lucky Spur developers have submitted plans to the Building Department. In response to a question, he advised that Ron Harvey was selected as the general contractor and there are several subcontractors, including Ponderosa Plumbing. The project is moving forward. ADA issues relative to the Curry and Carson Street entrances and sidewalk improvements need to be addressed prior to the City's Engineering Department approving the plans. Mr. McCarthy acknowledged that the demolition phase of the project is complete. He discussed legal issues associated with granting incentive funding to the project developer who is not currently the property owner.

Mr. McCarthy advised of a meeting scheduled next week with Chairperson Williamson and the owners of the Carson Nugget to discuss a parking garage, the possibility of a downtown movie theater, and any other topic they are interested in discussing.

Chairperson Williamson advised that this would be the last meeting for Members Hannafin, Nietz, Tresnit, and Vice Chairperson Johnson. At their January 15th meeting, the Board of Supervisors/Redevelopment Authority will interview twelve applicants to fill six Committee positions. Chairperson Williamson thanked the Committee members for their investment of time and commitment to Carson City, and discussion took place with regard to scheduling a celebration in honor of the departing members.

In response to a question, Mr. McCarthy advised that he provided the owner of the Flower Bucket with an incentive program application; however, he has yet to hear from her. He advised he would follow up. Mr. McCarthy discussed a visioning process which will be conducted with the new Committee members to determine the future direction of the Committee. Chairperson Williamson and Mr. McCarthy reviewed the list of applicants. In response to a question, Chairperson Williamson advised that the radio station is still viable. There have been problems with the NDOT transmitter so the frequency may have to be changed. In response to a further question, Mr. McCarthy advised that the marketing team is currently developing a combination economic development/redevelopment website, hard copy materials, and a publication of the downtown loop drawing which Member Hannafin created. In response to a question, Member Hannafin

advised that the kiosk is in the process of being manufactured. He anticipates that it will be placed within the next couple weeks. Chairperson Williamson and Member Hannafin discussed a possible expansion and improvement project at Java Joe's, including a sheltered deck on the corner. Mr. McCarthy advised that John Davis is considering other improvements and "adjustments" to the building.

Discussion took place regarding event funding, and Chairperson Williamson acknowledged that there will be an application process. In response to a question, Chairperson Williamson advised that the Christmas ornaments did not sell out. Mr. McCarthy discussed the Nevada Neighbors lecture series sponsored by the Carson City Arts Initiative. The Carson City Library will host the series, and Mr. McCarthy provided information on the lecturers. An associated art exhibit is scheduled to open February 26th in the rotunda at the courthouse. Satellite exhibit sites will be located at City Hall and the Library. Member Nietz discussed an art walk being contemplated for the spring. Mr. McCarthy acknowledged that the Arts Initiative is being financially supported by the Redevelopment Authority, and he discussed other possible supporters and collaborators.

Chairperson Williamson expressed appreciation for the Committee members' time, participation, and expertise. Mr. McCarthy commented that the members' institutional knowledge and experience is irreplaceable.

Discussion took place regarding the old fire house on the southeast corner of Musser and Curry Streets, the status of the new state building on the Corner of Stewart and Musser Streets, and new issues to be addressed as redevelopment moves forward. Member Hannafin recommended that future application requirements should include site plans, plan drawings, etc.

D-6. DISCUSSION REGARDING UPDATE ON MIXED-USE INITIATIVE IN THE REDEVELOPMENT DISTRICT (1-1897) - Previously covered.

E. ACTION ON ADJOURNMENT (1-1950) - Member Zola moved to adjourn the meeting at 7:10 p.m. Member Hannafin seconded the motion. Motion carried 6-0.

The Minutes of the January 14, 2004 meeting of the Carson City Redevelopment Authority Citizens Committee are so approved this 11th day of February, 2004.

ROBIN L. WILLIAMSON, Chair