

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

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A regular meeting of the Carson City Redevelopment Authority Citizens Committee was scheduled for 5:30 p.m. on Wednesday, May 12, 2004 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Robin Williamson
Vice Chairperson Sally Zola
Don Bruce
Mike Cowan
Stan Jones
Janice Shafer
Gigi Valenti
Jim Wallace

STAFF: Joe McCarthy, Economic Development/Redevelopment Manager
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 Valenti arrived at 5:31 p.m. Member Wallace arrived at 5:46 p.m. Member Lushina was absent.

B. ACTION ON APPROVAL OF MINUTES - April 14, 2004 (1-0013) - Member Cowan moved to approve the minutes. Member Zola seconded the motion. Motion carried 6-0.

C. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0020) - None.

D. REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE:

D-1. ACTION TO SELECT THE COMMITTEE'S VICE CHAIR (1-0024) - Chairperson Williamson opened the floor for nominations and, when none were forthcoming, requested volunteers. Member Zola volunteered. Chairperson Williamson called for additional volunteers and, when none were forthcoming, entertained a motion. **Member Valenti moved to appoint Member Zola as vice chair. Member Cowan seconded the motion. Motion carried 7-0.**

D-2. REPORT BY ED EPPERSON, CARSON TAHOE HOSPITAL, DISCUSSING THE FUTURE OPPORTUNITIES TO ADAPT AND REUSE THE EXISTING HOSPITAL FACILITY (1-0053) - At Chairperson Williamson's request, the Committee members introduced themselves to Mr. Epperson. Chairperson Williamson provided background information on this item. Mr. Epperson discussed the process for analyzing future uses of the existing hospital, which included the involvement of adjacent neighbors, business owners, and City representatives. He reviewed the guiding principals developed for reuse of the property and the existing building, as follows: maintain neighborhood property

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values, support the overall mission and scope of service, and ensure no negative financial impact to the new medical center. The list of possible uses were narrowed to those which are health-related, both for practical purposes and because of a deed restriction which would revert the property to the Waters family. The hospital's needs were considered in terms of patient planning, levels of care, discharges, reasons people choose Reno hospitals, etc. Mr. Epperson advised that a consulting company then conducted a very thorough study and presented their findings first to the administrative team and then to the full hospital board, which accepted most of their recommendations.

Mr. Epperson reviewed the recommendations, which included long-term acute care ("LTAC"), a level of care which does not currently exist in Carson City. He advised that approximately one-third of the LTAC programs in Reno are comprised of Carson City-area patients. He explained that LTAC patients need a high level of care but do not need to be in an acute care hospital. They typically stay in an LTAC facility for thirty days. Subacute care would be included in addition to the LTAC program. Mr. Epperson advised that the hospital licensure of the facility will not change. The two programs will simply make discharges from the regional medical center much easier. The average length of a patient's stay will be extended from four days to 20-30 days. There will be less activity and fewer available beds. The rooms will most likely be made private which will decrease the bed count from 103 in the main building to approximately 65. The need for some of the supporting services, such as radiology, labs, etc., will remain but in a smaller capacity. Mr. Epperson advised that the consultants will serve as partners in the conversion, and that transition planning will begin in approximately two weeks.

Mr. Epperson advised that the consultants were also requested to consider possibilities for the 7-8 acres immediately south of the hospital, which includes the Sierra Office Complex, the Adams House property, and a one-acre contiguous parcel. He advised that the cancer resource center which is currently housed in the Adams House will be relocated to a free-standing facility on the new regional medical center campus. The consultants' recommendation was to consider converting the Sierra Office Complex to some type of senior housing. The Hospital Board has not yet acted on this recommendation and most likely will not for some time.

In response to a question, Mr. Epperson advised that transportation between and among facilities will be re-examined. He reviewed the existing procedures for emergency and patient transport, and noted that the same procedures may not be viable in 1-2 years. In response to a further question, he advised that sale of property will not be considered until a plan is in place. He acknowledged that hospice care may be a possibility for the existing facility. Member Jones advised of serving on the Nevada Veteran's Services Commission, and that the Governor has charged them with developing an old soldiers home in northern Nevada. In response to a question, Mr. Epperson advised that Veterans Administration representatives were included in discussions with the consultants, and that the adjacent property would be the most appropriate for a veterans nursing home. In response to a further question, Mr. Epperson advised that the new hospital is anticipated to be open and operational in December 2005. He advised that the transition will be done overnight. In response to a further question, he advised that the LTAC facility will take an additional six to eight months to become operational. The LTAC facility is intended to serve the entire region, not just Carson City-area patients. Mr. Epperson responded to additional questions regarding Washoe Medical Center's future plans for property located in Carson City.

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In response to a question, Mr. Epperson advised that the LTAC program will require physicians to perform daily rounds, as usual. This means that some of the medical offices which surround the existing facility will remain and some will cycle out. He acknowledged that there will be fewer ambulance transports, and he doesn't anticipate helicopter transport. There may be an urgent care clinic to serve the neighborhood, but there will be no emergency room. In response to a question, he advised that the existing helicopter pad will remain at the facility and that a pad will be included at the new site.

In response to a question regarding the possibility of senior housing, Mr. Epperson advised that there have been no discussions of the types of senior housing other than the generalized recommendation. He acknowledged that if residential opportunities are created, ancillary commercial businesses such as pharmacies, small grocery stores, etc. will be required. He further acknowledged that the whole operation will be "quieter". Chairperson Williamson thanked Mr. Epperson for his presentation. Mr. Epperson acknowledged his willingness to report back to the Committee as plans continue to develop.

D-3. ACTION REGARDING REQUEST FOR REDEVELOPMENT INCENTIVE FUNDING SUPPORT FOR THE "ADELE'S RESTAURANT EXPANSION PROJECT" (1-0460) - Chairperson Williamson invited Karen Abowd and Mark Lopiccolo to the meeting table. Mr. McCarthy reviewed the staff report and provided background information on this item. Ms. Abowd advised that Adele's is a destination dining location for local residents as well as people from all over the United States. She further advised that her husband, Charlie, will accept a DiRoNA award for Adele's in October. She commented that the remodel project will encapsulate the building and add to its life and legacy. Chairperson Williamson confirmed that John Street is within the redevelopment district. Mr. Lopiccolo reviewed details of the project which included cleaning up the surrounding buildings, encompassing the trash bins, providing better screens for rooftop equipment, and improving the efficiency of the building in terms of access, deliveries, etc. He responded to questions regarding the floor plans which were displayed. Mr. McCarthy and Ms. Abowd discussed entertainment opportunities presented by the expansion project.

Vice Chairperson Zola advised that she would abstain from participating in the Committee's action because of a professional relationship with the applicants. **Member Valenti moved that the Redevelopment Authority Citizens Committee approve the request by the applicant, Charles and Karen Abowd, for redevelopment incentive funding in an amount not to exceed \$100,000 or not to exceed twenty percent of the project costs associated with renovations and improvements planned for Adele's Restaurant at 1112 North Carson Street, APN 001-178-02. The Redevelopment Authority Citizens Committee finds that this project meets the goals and objectives of the redevelopment incentive 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 the Downtown Design Guidelines; the approved incentive amount is on a reimbursement basis only after the 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 Jones seconded the motion. Motion carried 7-0-1, Vice Chairperson Zola abstaining.** Mr. McCarthy advised that he would agendize the Committee's recommendation for approval by the Board of Supervisors as soon

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as possible. He advised he would notify the applicants of the meeting.

D-4. ACTION REGARDING REQUEST FOR REDEVELOPMENT INCENTIVE FUNDING SUPPORT FOR THE “PLAZA CENTER CONVENTION AND MEETING FACILITIES” (1-0690) - Mike Millard introduced himself for the record. Mr. McCarthy reviewed the staff report and provided background information on this item. Mr. Millard discussed opportunities which will be made available through the subject facility, and mutual support between the facility and Red’s Old 395 Grill. He displayed exterior design drawings, copies of which were also included in the agenda materials. He responded to questions regarding signage, and discussed upcoming events scheduled for the facility. He discussed the Plaza Center’s involvement in and support of community events. He responded to questions regarding the project time table, which includes a completion deadline of July 3, 2004. He discussed the wedding and reception component of the facility, and advised that a honeymoon suite has been incorporated into the plan.

Chairperson Williamson referred to the previously granted parking waiver and, in response to a question, Mr. Millard advised of the availability of on-street and on-site parking. In addition, he advised that off-site valet parking is being considered, and that further research into parking options is being conducted. In response to a question, he advised that garbage bins will be contained in the existing Plaza Hotel facility and that garbage will be transported from the convention and meeting facility. He responded to additional questions regarding the kitchen facility and catering options. Vice Chairperson Zola commented on the benefit of additional meeting space. **Vice Chairperson Zola moved that the Redevelopment Authority Citizens Committee approve the request by the applicant, Carson City Plaza, LLC, represented by Mike Millard, for redevelopment incentive funding in an amount not to exceed \$100,000 or not to exceed twenty percent of the project costs for site improvements for the Plaza Center at 801 South Carson Street, APN 004-055-06. 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 the project benefits the current redevelopment plan area and its immediate neighborhood. The Redevelopment Authority Citizens Committee further finds that 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 if 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. At Chairperson Williamson’s request, Vice Chairperson Zola amended her motion to indicate the 211 East Ninth Street address. Member Bruce seconded the motion. Motion carried 8-0.** Mr. McCarthy advised Mr. Millard of the requirement to forward the Committee’s recommendation to the Board of Supervisors.

D-5. DISCUSSION REGARDING UPDATE ON STAFF PROJECTS (1-1637) - Mr. McCarthy and Chairperson Williamson responded to questions, and discussion took place regarding the FY 04/05 Working Budget included in the agenda materials. Additional discussion took place regarding the incentive program application and grant process.

DOWNTOWN INVESTMENT STRATEGY (1-1002) - Mr. McCarthy advised that this is a long-

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term project which will be presented to the Committee in draft form for review and refinement. He referred to the FY 04/05 Working Budget which was included in the agenda materials, and to discussion which took place at the last meeting regarding the importance of designing and developing graphic representations of the downtown area that are truly marketable for the benefit of investors and developers. He commented that "things are happening" at the Red's complex; however, there is still less than desirable activity from the area north of Jack's Bar to the St. Charles Hotel. He advised that this will be a target area for investment. There is less interest in the Larquier property; however, Mr. McCarthy noted that a "for lease" sign was recently placed. He has contacted the cinema company to inquire as to their interest in this four-acre parcel. He noted that the Lucky Spur renovation seems to be moving along. He advised of having requested a proposal from Hannafin/Darney Architects to develop the graphics which would correspond with the marketing package. He will agendize the proposal from Hannafin/Darney as soon as it is available, and will continue to work on the draft of the five-year investment strategy.

In response to a question, Chairperson Williamson advised that, as the freeway becomes a reality within the next year or so, consideration should be given to continuing the fencing and lighting along Carson Street. She acknowledged that the Redevelopment Authority installed the fencing, the lighting, and the medians. Mr. McCarthy provided background information on the downtown beautification project.

Mr. McCarthy advised that he and Chairperson Williamson are considering a partnership with Energy Nevada for a demonstration project on existing lights in a two-block radius from approximately Seventh Street along Carson Street to Telegraph Square. The existing yellow lights would be substituted with white light devices which would force light down onto the sidewalk. The demonstration would be done on approximately ten of the existing fixtures, and Mr. McCarthy noted that the result is much prettier and more beneficial light. He and Chairperson Williamson are working with Sierra Pacific Power Company on the proposal. In response to a question, Mr. McCarthy advised that he would research the cost per block of the fencing and lighting. Member Jones suggested that the fencing should incorporate the Nevada State Museum. Discussion took place regarding the progress of the freeway bypass, and Mr. McCarthy suggested the possibility of working with NDOT to widen the sidewalks along Carson Street. Member Jones suggested starting with the lighting, and Mr. McCarthy agreed that a goal of the Redevelopment Authority is to improve sidewalks, landscape, and lighting.

BOUNDARY ADJUSTMENT (1-1202) - Mr. McCarthy advised that Frances Carrington, owner of the Carson Mall, signed the agreement to be added to the redevelopment district. Mr. McCarthy is awaiting a response from the owner of the property on which the used car lot is situated. He reviewed the public process and legal requirements for including the Carson Mall in the redevelopment district.

ARTS AND ENTERTAINMENT GUIDE (1-1226) - Mr. McCarthy provided background information on this item. He advised that a number of publishers are being considered, and that he is confident that the first issue will be published in October. Sixty percent of the guide will be editorial, 40% will be advertising.

SUMMER EVENTS AND ACTIVITIES (1-1275) - Mr. McCarthy advised that an event was held on Mother's Day at the Legislative amphitheater. He reviewed upcoming events which will tie in with

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signature events in the downtown. He advised of partnerships with many different groups, and that the schedule is from Mother's Day to Nevada Day. Chairperson Williamson advised that the Wild West Tour is scheduled over Memorial Weekend. Mr. McCarthy advised that the Wild West Tour and Ghost Walk in October are two signature events.

PARKING STUDY (1-1325) - Mr. McCarthy advised that Senior Planner Jennifer Pruitt has engaged university interns to conduct the study. He anticipates that the result will not be available until the fall. He provided background information on Ms. Pruitt's involvement in the study.

DOWNTOWN DEVELOPMENT STANDARDS (1-1347) - Mr. McCarthy advised that the City will most likely contract with a planning or engineering firm to review the development standards. He discussed the need to address concerns of financial institution representatives over providing financing for mixed-use development. He acknowledged the practicality of tying this project in with development of the graphics for the downtown investment strategy. He explained the purpose of the downtown development standards.

DOWNTOWN COMMERCIAL ZONE (1-1400) - Mr. McCarthy advised of the evidence gathered which supports redefinition of the downtown commercial zone. He commented on the feedback from the community which indicates the wisdom of redefining the commercial boundary while ensuring preservation of the historic district.

"DOWNTOWN GOES WIRELESS" (1-1415) - Mr. McCarthy provided background information on this item, and advised that he is in the process of developing the budget. He advised that wireless enabled devices will have to be purchased and installed in downtown businesses. He considers the project an advertising and economic development tool. Members Bruce and Cowan expressed support for the concept.

REVOLVING LOAN PROGRAM (1-1497) - Mr. McCarthy advised that he has received permission from the State Commission on Economic Development to submit an application for \$100,000 to seed a revolving loan program. He will then request the Board of Supervisors to approve a \$50,000 annual allocation from the CDBG program to replenish the funding. He suggested that the Redevelopment Authority may also wish to contribute funding. He explained that the loan program will provide working capital for start up businesses, entrepreneurs, business expansions, etc. Chairperson Williamson advised that an application process will have to be established. Discussion took place regarding the time frame for completion of the Lucky Spur renovation.

ECONOMIC DEVELOPMENT/REDEVELOPMENT WEB PAGE (1-1585) - Mr. McCarthy advised that he is still working on composing the content for the web page. He anticipates that it will be published in the summer of 2004.

D-6. ACTION TO FORM A SUB-COMMITTEE TO STUDY AND MAKE RECOMMENDATIONS TO AMELIORATE PEDESTRIAN SAFETY ON CARSON STREET (1-2544) - Mr. McCarthy provided background information on this item. Member Shafer suggested talking

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to GIS Coordinator Scott Royal, who has mapped and designated by type each accident which has occurred in Carson City. Chairperson Williamson requested volunteers to serve on the subcommittee, and Vice Chairperson Zola and Members Cowan and Valenti volunteered. No formal action was taken.

D-7. DISCUSSION REGARDING UPDATE ON CURRENT PROJECTS AND PLANS FOR THE NEXT MEETING (1-2602) - Mr. McCarthy advised that the St. Charles Hotel is in escrow. Chairperson Williamson distributed copies of an article from *Endless Vacation* magazine.

E. ACTION ON ADJOURNMENT (1-2640) - Member Cowan moved to adjourn the meeting at 7:32 p.m. The motion was seconded and carried 8-0.

The Minutes of the May 12, 2004 meeting of the Carson City Redevelopment Authority Citizens Committee are so approved this 28th day of July, 2004.

ROBIN L. WILLIAMSON, Chair