A regular meeting of the Carson City Redevelopment Authority Citizens Committee was scheduled for 5:30 p.m. on Wednesday, May 8, 2002 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Robin Williamson

Art Hannafin Joe McCarthy Fred Nietz Morey Tresnit

**STAFF:** Rob Joiner, Redevelopment/Economic Development Manager

Kathleen King, Recording Secretary

**NOTE:** Unless indicated otherwise, each item was introduced by Chairperson Williamson. A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review and inspection during regular business hours.

- **A. CALL TO ORDER, DETERMINATION OF QUORUM** (1-0001) Chairperson Williamson called the meeting to order at 5:34 p.m. Roll was called; a quorum was present. Vice Chairperson Johnson and Member Browne were absent. Member McCarthy arrived at 5:36 p.m.
- **B.** ACTION ON APPROVAL OF MINUTES April 10, 2002 (1-0007) Member Nietz moved to approve the minutes. Member Tresnit seconded the motion. Motion carried 4-0.
- C. MODIFICATION OF AGENDA None.
- **D. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS** (1-0014) None.
- E. PUBLIC HEARING:
- E-1. DISCUSSION AND ACTION REGARDING A REQUEST FROM LORNE J. MALKIEWICH (PROPERTY OWNER: LEGISLATIVE COUNSEL BUREAU, STATE OF NEVADA) TO ALLOW ERECTION OF A STEEL WAREHOUSE STRUCTURE (APPROXIMATELY 9600 SQUARE FEET IN SIZE) ON PROPERTY LOCATED AT 201 EAST SIXTH STREET, APN 004-065-01 (1-0023) Chairperson Williamson provided background information on this item, and advised of having met with Mr. Malkiewich, Member Hannafin, and Mr. Joiner. [Member McCarthy arrived at 5:36 p.m.] Mr. Joiner advised that this project was presented to the Regional Planning Commission for review of the zoning change and approval of a special use permit. The zoning change was approved; however, approval of the special use permit was deferred until the project could be submitted to the Downtown Design Review process. In addition, Mr. Joiner requested that this Committee be allowed to provide input. He discussed the meeting with Mr. Malkiewich earlier this week, and referred to the sketches provided by Member Hannafin.

Steve Watson, Deputy Director of the Legislative Counsel Bureau, displayed a photograph of the legislative building and grounds and advised of the LCB's intent to work with the Committee. He displayed renderings from Miles Brothers Construction of a steel building and the steel building with landscaping.

He then displayed pen and ink drawings by Member Hannafin, who reviewed the same. Mr. Watson advised of a meeting with Miles Brothers wherein he provided copies of Member Hannafin's drawings. They will revise their renderings accordingly and add color.

In response to a question regarding the location of the building, Mr. Joiner advised of conversations with Planning and Community Development Department staff who suggested shifting the building to the northeast which would provide "more of a buffering toward Carson Street and these other private property owners." He further advised that Plaza Street has been abandoned and can be closed at any time, and the portions of Fall Street and Sixth Street adjacent to the building serve no purpose for local traffic. Abandoning Sixth Street would create a "true super block" without impeding local traffic. Mr. Joiner advised that Mr. Watson is checking with trucking companies and Miles Brothers Construction to determine whether Fall Street will accommodate large trucks.

Member Hannafin discussed the history and exterior of the Sedway Building, and suggested matching the storage building color to the Sedway building. Mr. Watson discussed the proposed color scheme and advised that estimated construction costs have been requested from Miles Brothers. Member Hannafin suggested including a brick wainscoting on the building or at least on the base of the columns. Discussion took place regarding the construction materials for the columns. Chairperson Williamson conveyed Vice Chairperson Johnson's comments on this project, and expressed appreciation for the cooperation and accommodation extended by Mr. Malkiewich and Mr. Watson.

Mr. Watson acknowledged that the proposed use of the building is strictly for storage which will reduce off-site storage costs. In response to a further question, he explained that the property was purchased for future expansion of the legislature. Until an appropriation is received to construct another building, however, the best use of the property is the proposed storage facility. The storage building can be relocated when the new office building is constructed. Mr. Watson advised that the previous buildings have been demolished, and that Mr. Malkiewich is committed to building an additional office space. Mr. Joiner discussed the potential impact of the previous property were it to have remained.

Member McCarthy commented that the uses discussed by Mr. Watson are not the "highest and best" for this property, but expressed appreciation for the LCB's willingness to improve the aesthetics of the parcel. Member Hannafin and Mr. Watson responded to questions regarding the engineering specifications of the proposed storage building. Member Hannafin displayed the drawings and compared the storage building with the Atkins House of Carpet building on Highway 50. Discussion took place regarding the position of the air conditioning unit. Mr. Joiner advised that although the LCB is not required to submit this project to the State Public Works Board, they have elected to go through the City Building Department for plan check. Mr. Joiner and Chairperson Williamson responded to questions regarding the zoning change process. Discussion took place regarding the LCB's purpose for the property, and Member Nietz suggested that incorporating Member Hannafin's suggestions will improve the overall appearance of the building. Mr. Watson commented on the redesign project at the legislative building and the cooperation between the LCB and the City.

Member McCarthy expressed support for the suggestions offered by Mr. Watson and Member Hannafin, but indicated he was not interested in making a recommendation on the project. Chairperson Williamson expressed appreciation for the good working relationship between the City and the LCB. Member Nietz reiterated the suggestion of incorporating Member Hannafin's revisions to make the building more

compatible with the surrounding area. Member Tresnit commended Mr. Watson on the LCB's efforts at making the building conform with the surrounding structures. He expressed support for Member Hannafin's suggestion of having the building colors and improvements tie in with the Sedway Building. Member Hannafin expressed support for "mak[ing] the building more attractive than it was originally shown." Discussion took place regarding the possibility of future mixed use development on the property, and Mr. Watson indicated that Mr. Malkiewich is very aware and supportive of the City's plans for economic development. Mr. Watson reviewed the direction of the Committee to continue working to improve the exterior appearance of the building so that it is more compatible with the surrounding area. He committed to working with the Committee and "whoever else will help do that." He advised that as additional renderings become available, he will submit them for review by the Committee. No formal action was taken.

E-2. DISCUSSION AND ACTION REGARDING REPORT OF ACTIVITIES FROM THE CARSON CITY DOWNTOWN BUSINESS ASSOCIATION (1-0787) - Jed Block, of the Downtown Carson City Business Association ("DCCBA"), advised of current and anticipated membership and the next Association meeting. He further advised that the DCCBA is in the process of forming a membership committee and a "get the info out" committee. At the request of Chairperson Williamson, he discussed the first airing of the "Brush Up On Downtown" program, and filming for the second show. Chairperson Williamson discussed the purpose of the program to show the wide range of services available in the downtown area. Mr. Block advised of distributing some of the blue line maps, and further reviewed the list of recently joined members. Discussion took place regarding potential members, the need for a community calendar, and the information kiosks.

Member Hannafin advised that the banner stretched across Main Street blew down yesterday and a large metal anchor hit the hood of a truck. Discussion took place regarding the need to establish standards for installation of banners. Mr. Block discussed his intent to establish and grow the DCCBA without any outside financial assistance. He referred to the DCCBA Newsletter included in the agenda materials. Chairperson Williamson thanked Mr. Block for his attendance and presentation.

- E-3. DISCUSSION AND ACTION REGARDING DOWNTOWN STRATEGIC PLAN TASK FORCE MEETINGS (1-1101) Mr. Joiner advised that the first draft of the strategic plan was distributed and reviewed at the May 7, 2002 meeting. He reviewed the comments and discussion which took place during the meeting, and the Committee members discussed their impressions of the document. Additional discussion took place regarding the activities of the Corridor and Economic Development Teams, the mobile home component of the community, and the importance of adjacent counties providing the same diversity as Carson City.
- E-4. DISCUSSION AND ACTION REGARDING DOWNTOWN STRATEGIC OPERATIONS PLAN AND FUTURE ACTIVITIES ASSOCIATED WITH THE PLAN (1-1642) Chairperson Williamson advised that Dan Mooney was unable to attend the meeting due to a death in his family. She advised that the survey has been completed and the data is in the process of being compiled. Mr. Joiner discussed the corridor survey and advised that it has been mailed to business and property owners along the corridor. He reviewed the survey data and discussion took place with regard to the same. Chairperson Williamson commented on the success of the telephone survey.

Mr. Joiner advised that once the Economic Development Strategic Plan is completed, Mr. Mooney is interested in making a new commitment to the Downtown Strategic Operations Plan. Member Hannafin suggested considering the appropriateness of making the Downtown Strategic Plan the basis of a redevelopment plan, not just a part of the economic task force, and the Committee members concurred. Discussion took place regarding the Roop Street widening project, and Mr. Joiner referred to the article regarding brown fields in the *Downtown Reporter* publications included in the agenda materials. No formal action was taken.

- E-5. DISCUSSION AND ACTION REGARDING REDEVELOPMENT AUTHORITY BUDGET EXPENDITURES, AND 2002/2003 FISCAL YEAR BUDGET (1-1832) Mr. Joiner distributed a revised FY 02/03 budget summary and discussion took place with regard to the same. He advised that any of the amounts in the budget categories can be reallocated to other budget categories. No formal action was taken.
- E-6. DISCUSSION AND ACTION REGARDING REDEVELOPMENT AUTHORITY FUNDING OF PROMOTIONAL NOTE CARDS AND ORNAMENTS (1-2025) Chairperson Williamson suggested allocating up to \$5,000 for these projects. Ornament literature and sample ornaments were circulated. Chairperson Williamson proposed starting a series, beginning with one or two significant Carson City buildings, and having the ornaments inscribed with the appropriate year. The ornaments could be made available to businesses and gift shops at cost and the shops could, in turn, market them at a profit. Discussion took place regarding the various buildings, selling the ornaments to the shop owners at cost plus \$1, the number of ornaments to order, and the cost of the ornaments. Member Nietz reviewed the process for ordering the ornaments, and discussion took place regarding color and building selections. Member McCarthy moved to authorize Member Nietz to move forward to order 500 ornaments; take a picture of the Laxalt Building, send it to the ornament manufacturer, and ask if they can produce a two-dimensional ornament in red brick and gold, and include a date of 2002. Member Hannafin seconded the motion. Motion carried 5-0. Discussion took place regarding the wording to include on the ornament.
- E-7. DISCUSSION AND ACTION REGARDING CURRENT AND POTENTIAL REDEVELOPMENT PROJECTS (1-2475) Mr. Joiner advised that he is working with someone on the Lucky Spur, and that he has a meeting next week with an individual interested in touring potential business sites. He advised of a program to fund clean up of known and suspected contamination sites as referenced in one of the *Downtown Reporter* articles included in the agenda materials. He distributed an updated prospectus on the Bank of America Building and requested the Committee members to review the same. Discussion took place regarding a special meeting date, and consensus of the Committee was to schedule it for Wednesday, May 15<sup>th</sup> at 12:00 p.m.

#### F. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS

- **F-1. FUTURE AGENDA ITEMS** (1-2555) Member Nietz requested Mr. Joiner to agendize discussion regarding the master plan amendment to extend retail into the west side.
- **G. ACTION ON ADJOURNMENT** (1-2580) Member Nietz moved to adjourn the meeting at 7:35 p.m. Member Tresnit seconded the motion. Motion carried 5-0.

The Minutes of the May 8, 2002 meeting of the Carson City Redevelopment Authority Citizens Committee
are so approved this day of June, 2002.
ROBIN L. WILLIAMSON, Chair