

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

Minutes of the May 16, 2001 Meeting

Page 1

A regular meeting of the Carson City Redevelopment Authority Citizens Committee was scheduled for 5:30 p.m. on Wednesday, May 16, 2001 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 Director
Kathleen King, Recording Secretary
(RACC 05/16/01)

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 A QUORUM (1-0001) - Chairperson Williamson called the meeting to order at 5:32 p.m. Roll was called; a quorum was present. Vice Chairperson Johnson and Member Browne were absent. Member McCarthy arrived at 5:40 p.m.

B. ACTION ON APPROVAL OF MINUTES - APRIL 11, 2001 (1-0010) - Member Hannafin moved to approve the minutes. Member Tresnit seconded the motion. Motion carried 4-0-3-0.

C. MODIFICATION OF AGENDA (1-0014) - Chairperson Williamson advised that item E-7 would be addressed prior to item E-1.

D. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0015) - None.

E. DISCUSSION AND ACTION ON:

E-1. PROPOSED PARKING GARAGE ON NORTH CURRY STREET (1-0243) - Chairperson Williamson advised that SB68 was killed. The bond issue will move forward, however, and is agendized for the May 17th meeting of the Board of Supervisors. A final public hearing is scheduled for Thursday, July 19th. Chairperson Williamson advised that \$1.2 million is still in reserve for the parking garage. Some of the options include a parking assessment district and joint venture with a commercial parking company. Discussion took place regarding various other options, and Member McCarthy suggested beginning to lobby now for the next legislative session. Discussion followed with regard to the same, and Member Tresnit offered to speak with Senator Amodei regarding the parking garage. No formal action was taken.

E-2. STATUS REPORT ON REDEVELOPMENT BUDGET AND BONDING (1-0540) - Mr. Joiner distributed copies of the Budget Preparation Worksheets and reviewed the same. Discussion took place regarding allocations for the bond funding. Chairperson Williamson acknowledged that the July 19,

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

Minutes of the May 16, 2001 Meeting

Page 2

2001 meeting will be the final hearing on the bond issue. In response to a question, she advised that the money would be available in August. No formal action was taken.

E-3. STATUS REPORT ON LEGISLATION AFFECTING REDEVELOPMENT (1-0699) - Mr. Joiner reviewed the staff report, and discussion took place regarding AB407. No formal action was taken.

E-4. STRATEGIC PLANNING VISIONING, MISSION STATEMENT, GOAL SETTING, PRIORITIZING, AND OBJECTIVES DEVELOPMENT FOR THE REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE (1-1194) - (Member Hannafin left the meeting at 6:37 p.m. A quorum was still present.) Consensus of the Committee was to review the materials included in the agenda packets and reagendaize this matter for the June meeting. No formal action was taken.

E-5. REQUEST BY TELEGRAPH SQUARE MERCHANTS ASSOCIATION FOR CONSIDERATION OF TIMED PARKING RESTRICTIONS ON PORTIONS OF WEST TELEGRAPH STREET, AND REQUEST FOR DOWNTOWN SIGNS (1-0410) - Chairperson Williamson referred to a fax letter from Ronni Hannaman of the Fashion Statement. Member Tresnit advised of a conversation with Doreen Mack, of Lofty Expressions, regarding the proposal to limit parking to two hours on Telegraph Street from Curry Street to Nevada Street. Discussion took place regarding the affected businesses. Mr. Joiner advised of a discussion with the parking enforcement officer, who indicated that the two-hour limited parking would be a good idea. He further advised that all the businesses affected have agreed to the proposal. **Member Tresnit moved to restrict the parking on Telegraph Street from Curry to Nevada to a two-hour time limit to coincide with the rest of the area. Member Hannafin seconded the motion. Motion carried 5-0-2-0.**

With regard to the request for downtown signs, Mr. Joiner reviewed the staff report and provided background information. He advised that the "Welcome to Carson City" signs are being redone. Short term, the signs will be more colorful, metal signs that say, "Welcome to Carson City, Nevada's State Capitol." Longer term, a gateway feature is being considered which would include an area to pull off the road and park, with a kiosk containing information about the downtown area. Mr. Joiner explained that Ms. Mack's request is for signs that say, "Welcome to Downtown Historic Carson City." He suggested that these could be installed closer to the downtown area such as at Tenth Street and Washington Street. In addition, Ms. Mack and Ms. Hannaman have requested more signs directing drivers to public parking areas. Mr. Joiner advised that the "historic downtown Carson City" signs will have to be worked into NDOT's right-of-way. Chairperson Williamson indicated that the parking signs could be placed on existing City poles. She and Mr. Joiner will discuss locations for the parking signs and get a cost figure from the City's Sign Shop.

E-6. SPECIAL EVENTS GRANT FUNDING STATUS REPORT (1-0767) - Mr. Joiner reviewed the staff report. Chairperson Williamson advised that the personal property claimed by Red's Old 395 Grill was not as high as anticipated. She discussed the results of the downtown reassessment, interpretation of the redevelopment statute, and a proposed amendment to the statute. Mr. Joiner advised that the State is purchasing the Capitol Apartments. He discussed their plans for remodeling and eventually a new structure. Member Hannafin advised of an agreement entered into years ago between the City and the State wherein the State would allocate funding to the City in lieu of property taxes. Further discussion

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

Minutes of the May 16, 2001 Meeting

Page 3

took place regarding the current interpretation of the redevelopment statute. Chairperson Williamson agreed to inform the Committee members when the proposed amendment is scheduled for hearing.

Mr. Joiner reiterated that additional requests for special events grant funding may be presented at the June Committee meeting. Chairperson Williamson advised of an upcoming meeting with Assessor Kit Weaver regarding the status of property tax revenues. No formal action was taken.

E-7. REQUEST BY STATE OF NEVADA DEPARTMENT OF MUSEUMS, LIBRARY AND ARTS FOR EMERGENCY FUNDING OF A PORTION OF THE COST TO REPAIR OPEN SEWER LINE AT THE NEW MUSEUM EXHIBIT BUILDING (FORMER FIB BUILDING) (1-0017) - Mr. Joiner provided background information on the museum exhibit building project and reviewed the staff report. Chris Chimits, of the State Public Works Board, provided information on the sewer lines. In response to a question, Mr. Chimits advised of a meeting earlier in the day at which the plumbing contractor was present. He explained that the plumbing work was done three years ago in conjunction with the plaza improvements, and that the plumbing contractor followed the design exactly. In addition, the line functioned properly during the City inspection. (Member McCarthy arrived at 5:40 p.m.) Mr. Chimits indicated that the lateral was depicted on the utility record as viable; there was no note that it was abandoned. He advised that the plumbing contractor did "what he was basically told on the drawing." A camera was run into the line showing the plumbing work was good.

In response to a question, Mr. Chimits advised that the \$1,500 requested from the Committee will fix the problem. Scott Sisco will then approach the Board of Examiners for \$2,800 to replace the remainder of the lateral with modern pipe. Mr. Chimits explained that the State does not incorporate contingency funding into projects, and there is no other funding available. Chairperson Williamson pointed out that \$50,000 was granted to ensure the facade was compatible with the downtown area and that the State spent more than that. She requested a copy of the letter from the City which Mr. Chimits referred to earlier and advised that she would approach Development Services Manager Andrew Burnham with regard to reimbursement. Discussion took place with regard to the project, and **Member Hannafin moved to grant \$1,500 toward the funding to connect the existing lateral to the main at the museum building as presented to the Committee with the hope that the City will reimburse the Redevelopment Authority. Member Tresnit seconded the motion. Motion carried 5-0-2-0.** Mr. Chimits thanked the Committee on behalf of Scott Sisco at the Museum and the Public Works Board.

F. REDEVELOPMENT PROJECT STATUS REPORTS

F-1. CACTUS JACK'S CASINO ADMINISTRATIVE BUILDING (SOUTHEAST CORNER OF NORTH CURRY STREET AND WEST SPEAR STREET) REQUEST FOR CURBSIDE HANDICAPPED PARKING (1-0970) - Mr. Joiner reviewed the staff report, and discussed the plan developed to meet Code and safety requirements. Discussion took place regarding impacts to the Horseshoe Club and the Nugget parking lot. Mr. Joiner acknowledged that the handicapped parking will not be designated exclusively for Cactus Jack's. Chairperson Williamson agreed to advise Member Tresnit when this matter is agendized for the Board of Supervisors meeting. Member Tresnit concurred with the concern expressed by Member Hannafin regarding impacts to the Horseshoe Club, and discussion ensued with regard to the same. Mr. Joiner agreed to relay the comments of the Committee members.

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

Minutes of the May 16, 2001 Meeting

Page 4

F-2. WASHINGTON STREET STATION/NEVADA STATE MUSEUM/CARSON CITY JOINT PARKING AND LANDSCAPING IMPROVEMENTS (1-1111) - Mr. Joiner reported that overlay of the parking lot between the two buildings will take place soon, the planters will be reconstructed in anticipation of a one-way traffic movement from Carson Street to Curry Street, and the landscape will be planted by Carson Cinema Group LLC. Once the parking lot and landscaping is done, the City will take over maintenance. The landscape and irrigation plans are currently being reviewed. In response to a question, Mr. Joiner advised that there are approximately 22 parking spaces and two handicap spaces in the parking lot. Member Hannafin acknowledged that the entrance to the parking lot is from Carson Street and the exit is onto Curry Street.

F-3. RELOCATION OF SIERRA PACIFIC POWER COMPANY TRANSFORMER FROM NORTH PLAZA STREET (1-1144) - Chairperson Williamson provided background information on the project costs. Mr. Joiner advised that a City generator will be used to run the Thai restaurant's refrigerator while the project is being done. He anticipates the project to be completed by Sunday, May 20th.

G. ACTION ON ADJOURNMENT (1-1318) - Member McCarthy moved to adjourn the meeting at 6:41 p.m. Member Tresnit seconded the motion. Motion carried 5-0.

The Minutes of the May 16, 2001 meeting of the Carson City Redevelopment Authority Citizens Committee are so approved this _____ day of June, 2001.

ROBIN WILLIAMSON, Chairperson