

REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE
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A regular meeting of the Redevelopment Authority Citizens Committee was held at 5:30 p.m. on Wednesday, May 19, 1999 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Robin Williamson
Steve Browne
Art Hannafin
Linda Johnson
Joe McCarthy
Mark Schmidt
Don Thayer

STAFF: Rob Joiner, Principal Planner
John Flansberg, Streets Operations Manager
Candace Duncan, Executive Director, Tourism
Kathleen King, Recording Secretary
(RACC 05/19/99; 1-0001)

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 normal business hours.

A. CALL TO ORDER AND DETERMINATION OF QUORUM (1-0002) - Chairperson Williamson called the meeting to order at 5:30 p.m. A quorum was present. Member Schmidt arrived at 5:32 p.m. Member McCarthy arrived at 5:34 p.m.

B. APPROVAL OF MINUTES (1-0003) - The minutes were not included in the members' packets.

C. MODIFICATION OF AGENDA (1-0008) - Chairperson Williamson modified the agenda to address item F-1 later in the meeting.

D. COMMITTEE REPORTS (1-0011) - None.

E. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0012) - None.

F. DISCUSSION AND ACTION ON:

F-1. REQUEST BY CANDACE DUNCAN FOR FUNDING SUPPORTING "COUNTDOWN TO THE MILLENNIUM" EVENTS IN CARSON CITY (1-0994) - Ms. Duncan presented this request and discussed the Nevada 2000 celebration, which will take place in two phases. The first begins Nevada Day 1999 and continues through Martin Luther King's Birthday 2001. Several activities are planned for Carson City. To raise funds, silver and bronze commemorative coins will be minted at the Carson City Mint, the designs for which were solicited and chosen via a contest published in the Nevada Appeal. \$2,500 is needed to create the dyes for minting the commemorative coins. The second phase of the celebration will begin the day after Christmas and last through New Year's Eve. This portion will incorporate the downtown corridor, starting just past the Carson Nugget and continuing through downtown to the Ormsby House. The Ormsby House has committed to a fire works display which will be held each evening at approximately 6 p.m. Public service and non-profit organizations will also be asked to plan events which can occur throughout the week. Additionally, the year 2000 is the 100th anniversary of the invention of the slot machine. The inventor's grandson lives in Reno and is the owner of the Liberty Bell saloon. He will be exhibiting a priceless collection of antique slot machines in the Assembly chambers of the Capitol Building for nine weeks, beginning December 26. The Main Street Committee will be coordinating a time capsule project and Ms. Duncan discovered that the federal government has created an official millennium community for which Carson City will be submitting an application. Becoming a "millennium

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community" will generate publicity for Carson City. Discussion ensued with regard to fund raising suggestions, the present budget, and an alternative request which would focus more on the downtown area businesses.

F-2. DESIGNATING ADDITIONAL DIAGONAL STREET-SIDE PARKING SPACES IN PLACE OF EXISTING PARALLEL PARKING SPACES ON PORTIONS OF NORTH CURRY STREET AND WEST TELEGRAPH STREET; AND FUNDING FOR TRAFFIC CALMING AND LANDSCAPING FEATURES AT THE INTERSECTION OF NORTH CURRY STREET AND WEST TELEGRAPH STREET (1-0013) - Mr. Flansberg discussed cost estimates based on the design presented and reviewed the Streets Department plan in accordance with the proposed design displayed by Mr. Hannafin. The cost estimate is \$75,000 and includes planters, replacement of any removed pavers, and stamped and colored concrete. Discussion ensued with regard to the loading zones, moving delivery carts over stamped concrete, the construction time frame, hours of construction, planter materials, funding, and providing an artist's rendering as part of the presentation to the Board of Supervisors. Member Thayer moved to recommend that funding for the traffic calming and landscape features at the intersection of North Curry and West Telegraph Street, known as Telegraph Square, be approved. Member Browne seconded the motion. Motion carried 6-0-0-1; Member Hannafin abstaining. Discussion ensued with regard to parking.

F-3. REQUEST FOR REDEVELOPMENT DISTRICT INCENTIVE PROGRAM FUNDING FOR PROPOSED REHABILITATION OF THE FORMER CHUCK'S GOLDEN SPIKE CASINO BUILDING LOCATED AT 716 N. CARSON STREET, APN 3-283-04 (1-0275) - Member Johnson advised of a conflict of interest and that she would be leaving the meeting during discussion and action on this item. Member Hannafin advised he would be leaving the meeting for the same reasons. Mr. Joiner advised that the principal owner of the property needed to be clarified with the Carson City Assessor as a condition to any approval. Tom Johnson clarified that Carson Cinema Group, LLC is the record owner of the property. This information has not been forwarded to the Assessor's Office as it was only finalized yesterday. Mr. Joiner distributed the minutes of the Downtown Design Review meeting held earlier in the day. He advised the applicants had not appeared, however, staff made the following findings: all mechanical equipment must be off the roof and/or screened architecturally, design review is required for all signs, and the Carson Nugget, Inc., dba City Center Motel, will not share its parking lot. Rob Darney, of Hannafin/Darney Architects, presented the project and reviewed the plans for the same. The interior of the building will be "gutted" and a second floor and new facade will be added to the entire building. There will be no "back door" to the building, and the exposed mechanical equipment will be removed from the main dome and concealed in additional parapets on the front and back flat portions of the roof. The majority of construction will occur on the front portion of the building and a key feature will be the addition of a main balcony. Main entrances will be located on the south and north sides of the building, a two-story lobby will be housed by an elevator and a staircase, and public restrooms will be located on both floors. Mr. Darney discussed plans for a restaurant and advised commercial/retail store front businesses will be solicited for the space along the south side of the building and on Carson Street. The second floor will be for office/business use. A name for the building has not yet been chosen. Signage will be strictly designed and will be suspended between the brackets of the facade on both Washington Street and on the south side of the building. Discussion ensued with regard to signage, parking, canopies, tenants, construction materials, the incentive funding cap, the construction time frame, a structural analysis, the award of the incentive funding, the wording of the previous motion, and the criteria used in awarding incentive monies for other projects. Member Schmidt moved to accept the drawings as presented, taking into consideration the fact that Mr. Joiner brought up questions regarding the ownership of the building, and that the Committee will recommend to the Board of Supervisors that the \$100,000 in redevelopment incentive monies allocated to the applicant at 716 North Carson Street will not be freed up in September but will be held until the end of the project, considering it might end March of 2000. Member Thayer seconded the motion. (Members Hannafin and Johnson returned to the meeting at 6:21 p.m.) Discussion ensued with regard to the construction time table and the estimated completion date. Member Schmidt amended his motion to reflect a completion date of June 1, 2000. Member Thayer seconded the amendment. Motion carried 5-0-0-2; Members Hannafin and Johnson abstaining. Discussion ensued with regard to the amount of incentive funding, the conditions under which it will be awarded, and the building's potential structural limitations. (Member Thayer left the meeting

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at 6:30 p.m. A quorum was present.)

F-4. REQUEST FROM ADVOCATES TO END DOMESTIC VIOLENCE FOR SPECIAL EVENT FUNDING SUPPORTING THE 1999 TASTE OF DOWNTOWN EVENT (1-1365) - Discussion ensued with regard to the past success of this event, the purpose for the requested funding, the Mainstreet Committee's participation, and the Home and Garden Tour event to be held on the same day. Member Browne moved to authorize \$500 as a reimbursement of advertising expenses for this event to help promote it downtown. Member Hannafin seconded the motion. Motion carried 4-2-1-0.

G. UPDATE OF REDEVELOPMENT PROJECTS

G-1. NORTH CARSON STREET BEAUTIFICATION PROJECT: COMPLETION OF STREET-SCAPE IMPROVEMENTS BETWEEN CAROLINE STREET AND WASHINGTON STREET (PARTIALLY FUNDED BY FEDERAL HIGHWAYS ENHANCEMENT GRANT) - Deferred.

G-2. PENDING LEGISLATION AFFECTING REDEVELOPMENT AGENCIES IN 1999 NEVADA STATE LEGISLATURE - Deferred.

G-3. MAY 20, 1999 NEVADA STATE MUSEUM CAROLINE STREET PLAZA OPENING (1-1500) - Mr. Joiner requested the presence of the Committee members at the ribbon-cutting ceremony.

H. PUBLIC COMMENTS - None.

I. ADJOURNMENT (1-1507) - Member Browne moved to adjourn the meeting at 7:00 p.m. Member Schmidt seconded the motion. Motion carried 6-0-1-0.

The Minutes of the May 19, 1999 meeting of the Redevelopment Authority Citizens Committee

ARE SO APPROVED _____, 1999.

ROBIN WILLIAMSON, Chairperson