

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE
Minutes of the March 10, 1998, Meeting
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A regular meeting of the Carson City Redevelopment Authority Citizen Committee was held on Tuesday, March 10, 1998, at the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada, beginning at 5:15 p.m.

PRESENT: Chairperson Ray Masayko, and Members Steve Browne, Art Hannafin, Mark Schmidt, and Don Thayer

STAFF PRESENT: Finance and Redevelopment Director Mary Walker,
Principal Planner Rob Joiner, and Recording Secretary
Katherine McLaughlin (R.A.C.C. 3/10/98 1-001 Side A)

1. CALL TO ORDER AND 2. ROLL CALL - Chairperson Masayko convened the session at 5:30 p.m. Roll call was taken. A quorum was present although Member Schmidt had not yet arrived and Members Johnson and McCarthy were absent.

3. APPROVAL OF MINUTES - December 30, 1997 (1-005-A) - Member Thayer moved to accept the Minutes. Member Hannafin seconded the motion. Motion carried 4-0.

4. DISCUSSION AND ACTION ON DIANA M. SERMONE'S REQUEST FOR REDEVELOPMENT PARKING WAIVER INCENTIVES FOR PROPERTY LOCATED AT 302 EAST JOHN STREET (1-009-A) - The applicant was not present. Principal Planner Joiner explained the location and reasons for having the Committee review the request. Finance and Redevelopment Director Walker explained that the request was based on a desire to save the old trees. Mr. Joiner described the application and parking plan in depth. There is more than adequate on-street parking in this area. Member Browne moved to approve Ms. Diana Sermone's request for a waiver of two parking spaces for the property located at 302 East John Street. Member Thayer seconded the motion. Motion carried 4-0.

5. DISCUSSION OF CHAMBER OF COMMERCE MAINSTREET COMMITTEE AND REDEVELOPMENT EFFORTS TO BEGIN PROGRAMS TO STIMULATE RETAIL BUSINESS DOWNTOWN (1-065-A) - Ms. Walker distributed a copy of the survey to the Committee and Clerk. She described the program in depth. Chamber of Commerce Executive Director Larry Osborne and Ms. Walker planned to walk the entire area and discuss the survey with the business proprietors. Discussion between the Committee and Ms. Walker explained the concept in depth. As the survey is being conducted, an inventory of the buildings will also be taken. Member Browne explained Mainstreet's desire to obtain a recruiter who will use this information when recruiting new businesses for the area. Funding for this person is needed and may come from donations or grants. Ms. Walker indicated that a funding request could not be included in this year's budget, however, a request could be made after July 1. Her comments included a description of the budget process. Comments expressed the feeling that funding could be taken from the Spur and used for this purpose. Interest in the Spur was noted, however, the problems encountered when dealing with the owner are preventing any movement. (Member Schmidt arrived during this discussion--5:45 p.m. A quorum was present as previously indicated.) Ms. Walker felt that the Committee would have a meeting in late April to discuss the budget. Member Browne supported transferring the Spur funds to other buildings in the vicinity, such as the office spaces currently used by the District Attorney and Justice Court. Options available for the Spur were also noted. Direction on this issue will be considered in April. Member Browne pointed out the need to do something with the former Salvation Army building to emphasize his feeling that something needs to be done with other buildings besides the Spur. Chairperson Masayko explained his desire to use the funding as a carrot and obtain the property owners' cooperation in obtaining the redevelopment. Ms. Walker then explained that not all of the reimbursement funds were available for Ms. Lopiccolo's National Best Sellers project at Second and Carson Streets. Support for this project was briefly discussed. Discussion also noted that the Spur is actually two buildings and that the owner of one portion had attempted to get a project going. Infrastructure problems with opening that portion were explained. Member Browne explained his original support for condemnation proceedings. As there are other buildings which need Redevelopment's support at this time, he could not longer see dedicating the time, funding, and energy to the fight over the Spur. Ms. Walker explained the renovation which had occurred on the Salvation Army building. (1-268-A) Comments indicated the need for the windows to be washed which will make the

building more appealing. Member Browne pointed out the building's two entrances and the adjacent parking. Member Schmidt felt that it should become a destination point. Discussion ensued on whether the property owners would fund a recruiter. Member Browne indicated that the Chamber would provide in-kind "infrastructure" amenities for this individual. Ms. Walker then explained that the parking study should be completed within the next week or a week-and-a-half. She would present this information to the Committee at the next meeting. Advantages to the private-public parking participation programs were noted. A similar concept is being used for the Farmers Market at Third and Curry. This event has grown until it may be necessary to pave the dirt lot. The concept proposed is for this lot to be converted into a parking lot with restricted use on Farmer's Market dates. Discussion indicated the need to discuss these concepts and their budgets at the next meeting. Comments also indicated a feeling that a viable downtown business group would not become active until the Bypass is constructed and Carson Street is returned to the businesses. The survey may be able to maintain the open communication necessary to direct Redevelopment activities in the future. (Member Browne left at 6:05 p.m. A quorum was still present.)

(1-402-A) Discussion ensued on the questionnaire. Member Hannafin suggested the business groups be delineated as office, retail and other. The original concept was to survey only the businesses on Carson Street. Discussion supported surveying Curry Street. The Members volunteered to assist Ms. Walker and Mr. Osborne. Teams comprised of a City employee and a Member were to interview the proprietors. Member Schmidt indicated the Chamber of Commerce "Ambassadors" perform this function. He felt that these individuals could help. Ms. Walker explained her desire to have the individuals who are in the downtown area participate. Advantages to having a face-to-face interview by a City employee and business person were noted. Member Hannafin suggested a question be added regarding the number of employees. Discussion indicated the need to add a place for the telephone number. Member Thayer suggested having The Nevada Appeal do a photo "opp". The purpose of this publicity was discussed. A card/cover letter describing the purpose and whom to contact if the proprietor is not available was suggested. This card could advise the individual whom to contact later. No formal action was taken or required.

6. DISCUSSION AND UPDATE ON REDEVELOPMENT PROJECTS (1-528-A) - Ms. Walker gave a status report on the Hyman-Olcovich House and the Museum expansion project. She felt that Mr. Millard's concerns had been addressed. Discussion briefly explained Mr. Millard's project. Chairperson Masayko expressed his concern that any street abandonments be supported by "tight" Board of Supervisors findings, specifically, for public purposes. Comments indicated the Plaza Street issues are working their way through the system. Discussion ensued on the status of the former Federal Post Office building/State library, (1-001-B) 315-317 North Carson Street business and the estate's probate, and the St. Charles Hotel restaurant. (1-060-B) Discussion ensued on the Chamber of Commerce Trolley, the Plaza Street project, the Hyman-Olcovich parking lot, the Museum expansion project, and the status of the beautification project extension between Caroline and Washington Streets. It was felt that all of these projects would be completed by either this summer or this fall. Comments also indicated that the survey should be completed in time for the next meeting which is scheduled for the end of April or the first of May.

7. BOARD COMMENTS (1-031-B) - Discussion ensued on the historical bronze markers and how to obtain one. Comments noted sign controls by HARC and Downtown Design Review Hearings Officer and directed anyone interested in the signs to contact Mr. Joiner at Community Development. (1-086-B) Discussion explained former Chairperson Tatro's decision to not run for office this fall and to step down as Chair to the Committee and Redevelopment Authority. Ms. Walker complimented Chairperson Masayko for his time and assistance with Redevelopment.

8. CITIZEN COMMENTS - None.

9. ADJOURNMENT (1-104-B) - Member Thayer moved to adjourn. Member Schmidt seconded the motion. Motion carried 4-0. Chairperson Masayko adjourned the meeting at 6:25 p.m.

A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

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The Minutes of the March 10, 1998, Carson City Redevelopment Citizens Committee meeting

ARE SO APPROVED ON June 30, 1998.

/s/
Ray Masayko, Chairperson