

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

Minutes of the December 30, 1997 Meeting

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A regular meeting of the Redevelopment Citizens Committee was held on Tuesday, December 30, 1997 in the City Hall Capitol Conference Room, 201 No. Carson St., Carson City, NV at 5:15 p.m.

PRESENT: Chairperson Tom Tatro
Steve Browne
Art Hannafin
Don Thayer

STAFF: Tara Hullinger, Associate Planner
Fran Smith, Recording Secretary
(RRAC 12/30/97 1-0000.5)

NOTE - Unless otherwise indicated each item was introduced by Chairperson Tatro. Individuals speaking are identified following the heading of each item. 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.

1. AND 2. CALL TO ORDER AND ROLL CALL - Chairperson Tatro called the meeting to order at 5:20 p.m. A roll call was taken and a quorum was present although Members Johnson, McCarthy and Schmidt were absent.

3. APPROVAL OF MINUTES - Member Browne moved to approve the Minutes of the June 11, 1997 meeting. Member Thayer seconded the motion. Motion carried 4-0.

Member Thayer moved to approve the Minutes of the December 12, 1997 meeting changing the name "Anderson" to "Millard" wherever they appeared. Member Browne seconded the motion. Motion carried 4-0.

4. DISCUSSION AND ACTION ON MR. DWIGHT MILLARD'S REQUEST FOR REDEVELOPMENT INCENTIVES FOR PROPERTY LOCATED AT 801 S. CARSON STREET - (1-0058.5) Randy Millard - Member Hannafin disclosed he had met with Finance Director Mary Walker and the applicant to discuss the design. Chairperson Tatro said the applicant was not asking for incentives at this time but rather was asking for the waiver on the eight parking spaces. Ms. Hullinger said Community Development Walter Sullivan had suggested that the Committee might want to recommend to the Board of Supervisors that in the future they waive the fees involved because some of the parking improvements are going to be open to the public. At this point Chairperson Tatro stated that the incentives portion of the project had been withdrawn. Member Hannafin said the Committee did not have a site plan depicting the eight parking spaces. Mr. Millard reiterated what Chairperson Tatro had said about their request being for the parking spaces not the incentives. He also noted that the spaces were needed to accommodate the use of the meeting room to be built. Member Thayer asked about the elevation. Member Hannafin explained the changes he had incorporated since the last meeting and said this had been discussed at the meetings with Ms. Walker and the applicant he had referred to earlier. A discussion ensued on the changes on the main street side which included adding historical character, masonry, and breaking the major surface of either side of the porte cochere by working some linear lines into the stucco. He added that they had encouraged the applicant to incorporate some of the changes. He said that had led to the current drawing showing the masonry going around the building on three sides which included the porte cochere having masonry arches in the front. He also pointed out the addition of attic circular vents. They also talked about colors and trim. Member Thayer then moved that the Committee approve the request for a parking waiver for eight spaces based on the completion of the design element as presented. Member Browne seconded the motion. Member Hannafin then talked about the color of stucco and went on the record as saying he felt it would look better if sandstone was used because it would be more in keeping with the V&T historic look. However, Randy Millard said Dwight Millard does not like the sandstone. Member Browne noted for the record that some Main Street funds could possibly be made available. Motion carried 4-0.

5. DISCUSSION AND UPDATE OF REDEVELOPMENT PROJECTS - None.

6. BOARD COMMENTS - 91-0457.5) Member Browne mentioned the downtown and said it would be nice if something could be done with the old Salvation Army store location. Discussion ensued on some other

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possibilities in the downtown area.

7. CITIZENS COMMENTS ON NON-AGENDIZED ITEMS - (1-0557.5) Member Browne said he was speaking as a citizen and not as a Member of this Committee. He added it was his understanding that no decision has yet been made on the \$100,000 for the street closure on the Millard project. He felt there is a possibility that Mr. Millard would be charged for the \$100,000 and then the Committee would turn around and give it to him. Ms. Hullinger said the abandonment has already been processed and that the issue is that some of the closed area would be used for public parking. Chairperson Tatro said if they so chose the Board of Supervisors could waive compensation if they find it is of public benefit. He explained that the Board had a meeting at which they had discussed the Ninth Street abandonment and the vote was to deny a claim for reimbursement. Member Hannafin asked what the next step by the Committee would be. Chairperson Tatro said they would not do anything unless Mr. Millard makes a request. Member Browne asked if Mr. Millard had been sent a bill for \$100,000. Chairperson Tatro said the City has not taken any action at this point. Member Hannafin then asked if the land where Plaza Street was goes back to the City and there is public parking in it how do the eight waived parking spaces equate. Chairperson Tatro said the number of spaces that are required is based on the number of units plus the square footage of the meeting room.

ADJOURNMENT - There being no further business Chairperson Tatro entertained a motion to adjourn. Member Browne moved to adjourn. Member Hannafin seconded the motion. Motion carried 4-0. Chairperson Tatro adjourned the meeting at 6:08 p.m.

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ARE SO APPROVED ___ 3/10 _____, 1998

Ray Masayko, Chairperson