

CARSON CITY REDEVELOPMENT AUTHORITY

Minutes of the August 6, 2009 Meeting

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A meeting of the Carson City Redevelopment Authority was held during the regularly scheduled Board of Supervisors meeting, on Thursday, August 6, 2009 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Robin Williamson
Vice Chairperson Shelly Aldean
Member Robert Crowell
Member Pete Livermore
Member Molly Walt

STAFF: Alan Glover, Clerk - Recorder
Andrew Burnham, Public Works Department Director
Joel Benton, Senior Deputy District Attorney
Kathleen King, Recording Secretary

NOTE: A recording of these proceedings, the Redevelopment Authority's agenda materials, and any written comments or documentation provided to the Clerk during the meeting are public record. These materials are available for review, in the Clerk-Recorder's Office, during regular business hours.

22. CALL TO ORDER AND DETERMINATION OF QUORUM (9:49:09) - Chairperson Robin Williamson called the meeting to order at 9:49 a.m., noting the presence of a quorum.

23. ACTION ON APPROVAL OF MINUTES - June 4, 2009 and June 18, 2009 (9:49:18) - Member Aldean moved to approve the minutes, as presented. Member Crowell seconded the motion. Motion carried 5-0.

24. OFFICE OF BUSINESS DEVELOPMENT

24(A) ACTION TO ELECT SHELLY ALDEAN AS VICE CHAIR OF THE REDEVELOPMENT AUTHORITY (9:49:47) - Chairperson Williamson introduced this item, and advised of an endorsement of Member Aldean by the Redevelopment Authority Citizens Committee. Member Aldean expressed appreciation for the Redevelopment Authority Citizens Committee endorsement, commended Chairperson Williamson on establishing a high standard to uphold, and expressed a willingness to serve as vice chair of the Redevelopment Authority.

Chairperson Williamson entertained a motion. **Member Livermore moved to elect Shelly Aldean as vice chair of the Redevelopment Authority. Member Walt seconded the motion.** Chairperson Williamson called for public comment and, when none was forthcoming, a vote on the pending motion. **Motion carried 4-0-1, Vice Chair-elect Aldean abstaining.**

24(B) PRESENTATION BY STAFF ON THE STATUS OF ONGOING REDEVELOPMENT INITIATIVES SPURRED BY RECOMMENDATIONS THAT EMERGED FROM THE 2007 PROJECT ANALYSIS SESSION CONDUCTED BY THE URBAN LAND INSTITUTE IN LAW VEGAS (9:51:15) - Chairperson Williamson introduced and provided background information on this item. (9:52:42) At Business Development Manager Joe McCarthy's request, Chairperson Williamson recessed the meeting at 9:52 a.m. and reconvened at 10:04 a.m.

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Mr. McCarthy reviewed the agenda report and provided an overview of the PowerPoint presentation, copies of which were distributed to the Board members and the Clerk. Deputy Business Development Manager Tammy Westergard narrated the PowerPoint presentation.

Chairperson Williamson thanked Ms. Westergard, and discussed the importance of continued partnerships in consideration of the economy. She advised of a staff workshop scheduled for next week to discuss the potential of a downtown civic investment partnership. She discussed a recent trip to Washington, D.C., together with Library Director Sarah Jones, Mr. McCarthy, and Ms. Westergard, to discuss the possibility of funding for a downtown center with Congressional representatives. She advised of having visited successful downtown centers “that have partnered with a library and the energy that generates.” She noted that the Carson City Library is “the equivalent of the library in Round Mountain, Nevada,” but that 250,000 people visit the Carson City Library each year. With the support of retail, restaurants, and residential, the library would serve as an activity center “that would generate the foot traffic that retail and business need and ... the enthusiasm that would support a successful downtown.” Chairperson Williamson reiterated her appreciation for the comprehensive presentation, and noted that it represents the process of having “asked the question, listened to the answer, and working hard to implement ... recommendations.” She further noted that “we ... aren’t static; we are continuing to move forward.” She thanked everyone for their enthusiasm and support, and anticipates that the downtown area will continue to improve.

In response to a question, Mr. McCarthy provided additional information regarding the two-day design workshop scheduled for next week which is to be sponsored by the Carson Nugget. He advised that Carson Nugget representatives “feel strongly” about the library “as an anchor institution” which is “more of a knowledge center that can support the private sector ...” He anticipates that everyone, including the Carson Nugget representatives, hope to have a more clear idea of the potential mixed uses following the design workshop. Member Livermore expressed the hope that a “first step” will emerge from the workshop. Chairperson Williamson provided background information on the workshop funding source. Member Walt noted that the Carson City Library is a source for “all generations,” and discussed free family activities sponsored by the Library during the summer months. Mr. McCarthy responded to additional questions of clarification regarding the purpose of the design workshop. Member Crowell commended Carson Nugget representatives on understanding the value of their downtown land holdings and working with City representatives to create a vision. He discussed the importance of the Carson City Library as both a “knowledge center” and a “cultural center.” He further discussed the importance of considering the entire community in addition to downtown. “While we look at downtown, we can’t take our eye off the other areas.” He discussed the importance of business owners and operators helping to facilitate quality growth. He expressed the desire for Carson City to be culturally appealing, to be a knowledge center, and a center of government where “people will feel comfortable growing up, raising their kids, and working ...”

Mr. Burnham pointed out that the City invests throughout town, citing parks and streets as examples. Member Crowell advised of having met with business owners who have conveyed the intent of participating in redevelopment and economic development activities. Chairperson Williamson discussed improvements to the downtown area and South Carson Street, and the importance of developing “champions” to represent various areas throughout town. She discussed the redevelopment incentive funding mechanism, and noted “it’s a lot faster to develop your own business improvement district ...” She further discussed the anticipated benefits, to the Highway 50 East corridor, of the V&T Railway reconstruction project.

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Vice Chairperson Aldean noted the 180-degree turn from the “Main Street days” in that “now, we’re focused on people who do have investment in the downtown area taking charge of their own destinies.” She agreed with Chairperson Williamson that “we need to do that in redevelopment area number two as well.” Vice Chairperson Aldean noted that “every area has a unique historic perspective in terms of what activities were taking place ... in the 1800s ...” She suggested this could be capitalized upon very effectively. She advised of having come to realize that focusing on the Library as a downtown “gathering area” will “be more beneficial to the community as a whole because libraries are centers of knowledge” typically dispersed throughout the community and the region. The Library’s focus will be the community’s best interests, as a whole, rather than specific to downtown. Vice Chairperson Aldean discussed the purpose of the Carson City Business Assistance Committee on which she serves, together with Mr. Burnham and Mr. McCarthy. Mr. McCarthy advised of having discussed, with North Carson business owners, the possibility of facilitating development of a business association. He discussed the meetings and activities of the Downtown Business Association. Member Livermore expressed excitement over the potential for a North Carson Business Association in consideration of the freeway opening. Chairperson Williamson called for public comment; however, none was forthcoming.

24(C) ACTION TO APPROVE AND RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF A RESOLUTION AUTHORIZING THE EXPENDITURE FROM THE REDEVELOPMENT AGENCY REVOLVING FUND FOR A REQUEST MADE BY THE DOWNTOWN BUSINESS ASSOCIATION FOR A \$5,000 ANNUAL STIPEND IN SUPPORT OF ONGOING ACTIVITIES, WITH THE REDEVELOPMENT AUTHORITY FINDING THAT THIS IS AN EXPENSE NECESSARY OR INCIDENTAL TO CARRYING OUT THE REDEVELOPMENT PLAN (9:51:37) - Chairperson Williamson explained the reason for deferring this item to a future meeting.

25. ACTION TO ADJOURN (10:49:30) - Chairperson Williamson entertained a motion to adjourn. **Vice Chairperson Aldean so moved, and Chairperson Williamson deemed the meeting adjourned.**

The Minutes of the August 6, 2009 Carson City Redevelopment Authority meeting are so approved this _____ day of September, 2009.

ROBIN WILLIAMSON, Chair

ATTEST:

ALAN GLOVER, Clerk - Recorder