

CARSON CITY BOARD OF SUPERVISORS
Minutes of the May 23, 2005, Special Meeting
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A special meeting of the Carson City Board of Supervisors was held on Thursday, May 23, 2005, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 9 a.m.

PRESENT:	Robin Williamson	Supervisor, Ward 1
	Richard S. Staub	Supervisor, Ward 4
PRESENT VIA TELECONFERENCE:	Marv Teixeira	Mayor
	Shelly Aldean	Supervisor, Ward 2
STAFF PRESENT:	Linda Ritter	City Manager
	Janice McIntosh	Senior Center Director
	Michael Suglia	Deputy District Attorney
	Katherine McLaughlin	Recording Secretary
	(S.B.O.S. 5/23/05 Tape 1-0016)	

CALL TO ORDER, ROLL CALL, AND PLEDGE OF ALLEGIANCE - Mayor Pro-Tem Williamson convened the meeting at 9:05 a.m. Roll call was taken. A quorum was present although Supervisor Livermore was absent. Supervisor Staub led the Pledge of Allegiance.

CITIZEN COMMENTS (1-0032) - None.

ACTION TO ADOPT A RESOLUTION APPROVING THE CONVEYANCE BY LEASE OF A PORTION OF APN 002-121-14 FROM THE CONSOLIDATED MUNICIPALITY OF CARSON CITY TO CARSON CITY SENIOR CITIZENS CENTER, INC., AND COMMUNITY DEVELOPMENT, INC., GENERAL PARTNERS OF THE SEASONS II LIMITED PARTNERSHIP, NON-PROFIT ORGANIZATIONS RECOGNIZED AS EXEMPT PURSUANT TO 25 U.S.C. §501(C)(3), PURSUANT TO NRS 244.287 FOR THE DEVELOPMENT OF AFFORDABLE SENIOR HOUSING (1-0035) - City Manager Ritter's introduction included an explanation that the proposed lease is contingent upon the City's purchase of the Hospital's Rehab Center. Gary Sheerin thanked the Board for having a special meeting to consider the project and lease. He then reviewed the history of the site acquisition from BLM, the Center's master plan which had included a clinic, and the agreement with the Hospital which had created the rehabilitation facility. As the Hospital had expressed an intent to expand its facility to the east, an option on the area was given to the Hospital for the southeastern portion of the property. BLM amended its agreement to allow the joint operation. Justification for the joint use was provided. The shared use agreement for the parking area was noted. He then explained the low income housing project which was approved and is being constructed on the northeastern portion of the property. The income standard for the tenants was provided and reviewed. A report listing the proposed rental rates and the project cost and revenue summaries for both Autumn Village I and II was provided and reviewed. Mr. Sheerin indicated that there is a list of 125 applicants for Autumn Village I at this time. A list of all the applicants by current address was provided and reviewed. (Copies of all four documents are in the file.) Discussion pointed out that the majority of the applicants are Carson City residents. Mayor Teixeira believed that, as it is a Carson City project on Carson City property, a preponderance of the tenants should be Carson City residents. Mr. Sheerin pointed out that the program deals with Nevada Housing and Federal tax credits which may have some

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limitations that he is not aware of at this time. The memorandum of understanding for Autumn Village II will include a requirement mandating that 15 of the units be designated for a special Carson City program for needy people. He assured the Board that an effort is being made to ensure that a majority of the units will be for Carson City residents. Supervisor Aldean expressed a need to ensure that the affirmative marketing program is directed toward Carson City residents. This should allow Carson City residents to have an opportunity to respond by submitting applications. Mr. Sheerin suggested that the Board instruct staff to start the marketing effort to ensure that Carson City applicants do apply. The memorandum of understanding regarding the individuals toward whom the project will be marketed was read into the record. Mr. Sheerin then explained the current parcel configuration and the need to record a lot line adjustment which separates the eastern parcel into two parcels and makes the hospital area a separate parcel. This document should be recorded within a day or two. When the City acquires the Hospital's portion, it will then own all three parcels. He suggested that a lot line deletion then occur on the western portion of the acquired Hospital property. Justification for the request was provided.

Hospital Legal Counsel Jim Cavilia indicated that the Hospital is "comfortable" with the resolution as it is contingent upon the agreement for the Hospital to sell the property to the City which addresses their rights to the parcel.

Mr. Sheerin then explained the change in the annual median income level restriction which increased the limitation from 50% to 60%. He also pointed out that the resolution has a two-year sunset clause. If construction does not occur in that timeframe, the City will get the property back. Discussion explained the reasons for naming the complex Autumn Village.

Supervisor Staub moved to adopt Resolution No. 2005-R-23, A RESOLUTION APPROVING THE CONVEYANCE BY LEASE OF A PORTION OF APN 002-121-14 FROM THE CONSOLIDATED MUNICIPALITY OF CARSON CITY TO CARSON CITY SENIOR CITIZENS CENTER, INC., AND COMMUNITY DEVELOPMENT, INC., GENERAL PARTNERS OF THE SEASONS II LIMITED PARTNERSHIP, NONPROFIT ORGANIZATIONS RECOGNIZED AS EXEMPT PURSUANT TO 25 U.S.C. §501.C.3, PURSUANT TO NRS 244.287 FOR THE DEVELOPMENT OF AFFORDABLE SENIOR HOUSING and note that the motion and resolution are contingent on the Hospital releasing any claims it has and for staff to investigate public information housing and the application process for the project and an investigation to be done after the conveyance occurs regarding lot adjustment of west and east proportions of the property and the lot line between. Supervisor Aldean seconded the motion. Supervisor Staub continued his motion to include as referenced in Exhibit A. Supervisor Aldean continued her second. The motion was voted and carried 4-0-1 with Supervisor Livermore absent.

Mr. Sheerin again thanked the Board for the special meeting.

There being no other matters for consideration, Mayor Teixeira moved to adjourn. Supervisor Staub seconded the motion. Motion carried 4-0-1 with Supervisor Livermore absent. Mayor Pro-Tem Williamson adjourned the meeting at 9:30 a.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 Special May 23, 2005, Carson City Board of Supervisors meeting

ARE SO APPROVED ON June 16, 2005.

/s/

Marv Teixeira, Mayor

ATTEST:

/s/

Alan Glover, Clerk-Recorder