CARSON CITY REDEVELOPMENT AUTHORITY
Minutes of the June 3, 2010 Meeting
Page 1

A meeting of the Carson City Redevelopment Authority was held during the regularly scheduled Board of Supervisors meeting, on Thursday, June 3, 2010 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: Larry Werner, City Manager
Alan Glover, Clerk - Recorder
Melanie Bruketta, Chief 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 part of the public record. These materials are available for review, in the Clerk's Office, during regular business hours.

21. CALL TO ORDER AND ROLL CALL (10:48:00) - Chairperson Williamson called the meeting to order at 10:48 a.m., noting the presence of a quorum.

22. ACTION ON APPROVAL OF MINUTES - May 6, 2010 (10:48:07) - Vice Chairperson Aldean moved to approve the minutes, as presented. Member Crowell seconded the motion. Chairperson Williamson entertained public comment and, when none was forthcoming, called for a vote on the pending motion. Motion carried 5-0.

23. CITY MANAGER - ACTION TO APPROVE THE DEVELOPMENT COORDINATION AGREEMENT FOR THE CARSON CITY CENTER PROJECT BETWEEN THE CARSON CITY REDEVELOPMENT AUTHORITY, THE MAE B. ADAMS TRUST, AND P3 DEVELOPMENT, INC., AND TO RECOMMEND TO THE BOARD OF SUPERVISORS CONSENT TO AND ADOPTION OF A RESOLUTION AUTHORIZING THE EXPENDITURE OF $75,000 FROM THE REVOLVING FUND FOR THE REDEVELOPMENT AUTHORITY FOR THE AUTHORITY'S PORTION OF THE AGREEMENT (10:48:40) - Chairperson Williamson introduced this item. Mr. Werner provided background information and reviewed the agenda materials. He introduced Steve Neighbors, representing the Mae B. Adams Trust, Rick Oshinski, representing P3 Development, Inc., and Carson City Library Director Sara Jones.

(10:49:46) P3 Development, Inc. CEO Rick Oshinski provided background information on P3's involvement in the proposed development and on the corporation. In reference to a recent *Urban Land Institute* article, Mr. Oshinski noted the definition of a public / private partnership "as a process as opposed to a product." He described the "first step of the process ... as programming," which he explained "involves three questions: (1) What does the client want to build?; (2) What can be built considering the physical structure, the amount of land ...?; and (3) What can you afford to build?" He discussed the importance of answering those three questions "because at this point we simply do not know what can be afforded; whether the entire project ... is possible or feasible or some portions of it. That is our task." Mr. Oshinski

described the Development Coordination Agreement ("DCA") as "our effort to answer those three questions." He reviewed the provisions of the DCA, copies of which were included in the agenda materials. He commended the collaborative efforts of City and Nugget representatives in developing the DCA, and noted the time table included therein, prescribing tasks to begin upon approval.

At Vice Chairperson Aldean's request, Mr. Werner reviewed revisions to the DCA "based on public testimony and input from the Board" members. Mr. Oshinski acknowledged that P3 has engaged in similar feasibility studies, in the past, and returned with recommendations that a project was infeasible. Member Crowell discussed an interest in the results of the feasibility study. Mr. Oshinski acknowledged the purpose of the feasibility study to determine financing and the community's desires. He noted the DCA references "desired elements versus final elements," and reviewed the same. "As we get into this process, we may determine that not all of those elements can be constructed at one time or at all, depending on the realities that we have to face once we do the science essentially. So, we will bring you options and it will ultimately be the determination of the City ... and the other party to the agreement, the Trust, as to what will happen in terms of what will be built, when it will be built, will it be phased or not." Mr. Oshinski advised of having been recently requested to consider the feasibility of a hotel and conference center as part of the project. He stated, "This is a great time to build," and advised that available resources will be considered in light of construction costs. "Based on the judgments of [the P3 team], we'll come back with proposals and recommendations and information upon which you can make the decision."

Member Crowell noted that the Nugget owns "prime real property in the middle of our downtown Carson City ... now owned by a trust ... created essentially for the benefit of a Foundation that comes back to Carson which provides an opportunity." He explained his decision-making mechanism to determine whether to "deal with a Foundation that has cash in it or ... [have] some say in the development right of what happens to a core piece of property in my downtown area in Carson." This will be "the prism" through which he "view[s] whatever [P3] brings back." Member Crowell further clarified the opportunity to either deal with the property in the downtown or let the property go and deal with whatever it ends up being in the Foundation in terms of cash. Mr. Oshinski clarified that P3 is "serving ... as your consultant ... Our job is to give you the best information that we can based upon our experience and ... what we think is a very talented team. The decision, ultimately, is for you ... to determine what is desirable and what is in the best interests of the community. I'm not here to promote any particular project or any piece of the project. I'm here to help you, in partnership, determine whether a project is feasible at all and, then, if you make the decision to go forward with it, get it built in the most timely fashion and under a guaranteed maximum price that you can bank upon." Mr. Oshinski assured the Board that P3's role will be collaborative and "we will do our best to give you all the information you need to make the right decision."

Chairperson Williamson noted the key distinction between a detached consultant and a partner who will be involved in implementing the recommendations. In response to a question, Mr. Oshinski clarified that the only exclusivity P3 Development has is through the 90-day period. At the end of the 90 days, P3 will negotiate a development agreement. In response to a further question, Mr. Oshinski advised that the dollar figure included in the DCA is P3's cost "and much of that money is going to be paid to planners and architects and engineers and construction people who will be doing pricing and estimating ... There's no profit in it. This is strictly an exercise to determine whether this project is feasible." Mr. Oshinski pointed out that, as the Board has to make a business decision for the City's benefit, P3 and the Nugget will make

business decisions for the benefit of their respective organizations. He assured the Redevelopment Authority that P3 has a risk as well. "I'm not going to sell you something I can't deliver" because P3 will also be financially at risk upon entering into a development agreement.

Mr. Oshinski acknowledged P3's role to determine whether the project is financially viable enough to construct. In response to a question, he advised that the request for proposal included the general project elements. P3 representatives considered the project elements in the decision to submit a proposal. Mr. Oshinski acknowledged that the project concepts included in the request for proposal were not P3's. Member Livermore expressed difficulty with the "concept that's been presented here," and concern over the Carson City taxpayers being the source of the Hop and Mae Adams Foundation's cash. At Member Livermore's request, Mr. Oshinski agreed to provide an executive summary of the DCA. Member Livermore discussed concerns over the DCA recitals and the commitment of "public taxpayers' money." In response to a question, Mr. Oshinski anticipated disappointment over the Board of Supervisors deciding not to move forward with a worthwhile project, if it is determined to be so. He emphasized, however, that P3 works exclusively with public agencies. "We have to stand in front of boards all the time. We could not do our business well ... if we did not understand and respect the political and regulatory climate that our clients deal in. We would respect your decision. We would provide the work product." Mr. Oshinski reiterated that the decision will be the Board's "because that's what a partnership is." Member Livermore advised of having requested the Board of Supervisors "to allow a vote of the public," and that his "vote today is going to be contingent on that vote."

Vice Chairperson Aldean noted that the DCA represents a feasibility analysis to determine whether there is a project and whether "it's something we want to pursue." She suggested a revision to Exhibit "C" to "accept the DCA results" at the August 19, 2010 "BOS Presentation." Discussion ensued, and Vice Chairperson Aldean expressed understanding of Member Livermore's comments. She expressed the opinion that submitting the project to an advisory vote process "is a little premature because we don't know whether or not the project is even feasible." She expressed a preference "to at least get to that point so that, at the end of the day, we can say, whether we reject it or accept it, that we have made an earnest effort to determine the feasibility of this project and the benefits that accrue to the community." Member Livermore expressed support for Vice Chairperson Aldean's comments "if [Exhibit "C"] had a schedule ... that said, November election, an advisory vote of the Board." In response to a question, Mr. Werner advised that Exhibit "C" represents the schedule associated with the DCA; "nothing else." In response to a question, Member Livermore expressed the opinion there is still time to place an advisory question on the general election ballot.

Mr. Oshinski acknowledged his consideration of the DCA as a business plan. "It's step one in the way we view public / private partnerships of ultimately the business plan. Step two would then be to make the development agreement ..., enter into construction and deliver the project." He reiterated, "It may end after step one, but it may also go ... all the way through the end of the total plan which could take several years."

(11:22:56) At Chairperson Williamson's request, Steve Neighbors, representing the Mae B. Adams Trust (the "Trust"), the Hop and Mae Adams Foundation (the "Foundation"), and the Nugget, clarified that the Trust owns the Nugget and the Nugget owns the subject property. Mr. Neighbors provided background information on purchase of the Nugget stock "so that the Mae B. Adams Trust now owns 100 percent of the Nugget and the land that the Nugget owns." He offered the Trust's cooperation and assistance with whatever the City wishes to do on that property. "At that point in time, whatever funds are available for

the value of the land, well then, that will go to the Foundation and will fund the Foundation." Mr. Neighbors reviewed the purpose of the Foundation "to assist the community, the youth, and animals of Carson City." He reiterated the purpose of the Trust to "allow the City to have the opportunity to do something if you wish. ... All I did was, based on your past vote, step up, purchase it, and make that available ..." He advised that careful consideration was given to conceptual viability of the project "in this day and age." He discussed the mission of the Trust and the Foundation to facilitate the creation of jobs for "the youth" of the community. "We have gone through all of our vetting process, spending quite a bit of time and money to see if this is potentially viable, are the concepts reasonable. We've come to the conclusion we have, we've presented that to a number of developers, we went through quite a process, and we think we have a very good developer on board now who will watch out for the community, for themselves, as well as the Foundation and the Trust, and go forward and present whether a plan is viable or not." If the project is not viable, Mr. Neighbors advised that the Trust will then deal with its holdings.

Vice Chairperson Aldean expressed understanding for leasing the Nugget property as this "keeps it on the tax rolls, generates income for the Foundation, allows that money then to be recirculated through the community for the purposes it was intended." She inquired as to whether the Trust has the flexibility to permit donation of the property if the feasibility analysis determines that the "project doesn't pencil" without it. Mr. Neighbors explained that the Foundation was established to benefit charities, and suggested the City is not a charity. As the Trustee, he expressed a desire to "be as flexible as possible to do whatever the community wants to do." He discussed his responsibility to protect the Nugget, as an asset of the Trust. He reiterated that "if the City determines that it doesn't want to do something going forward, [he] will keep that property with the Nugget and then deal with the Nugget." In response to a further question, he advised of the need for counsel prior to committing to donating property for the Library and other public improvements. He emphasized a desire to assist the community in "doing what they want." Based upon the opportunity for consideration of the proposed project, he reiterated having secured the property and advised that he has purchased other parcels "all to give you a good contiguous part that you can fill if you wish to do so and if it pencils out."

In reference to the Board's action in November 2009, Member Crowell expressed the belief that "it was a big deal" for the Trust to acquire the other half of the Nugget, Inc. property. The ability to take advantage of 100 percent of the asset makes a difference. Mr. Neighbors provided background information on purchase of the Nugget property, reiterating the intent to "give you an opportunity to look at a development with ... a very good developer." If the City chooses not to pursue the development, he advised of the intent to liquidate the asset.

In response to a question, Mr. Neighbors reiterated that "all options are available. We're not in the process of dictating what the community spends its money on." He suggested that "the community has already voted and elected people to speak for them and they pay them to deal with these issues." With regard to the library, he expressed the belief, "as a Trustee, that the youth are served by the library, ... the community is served by the library, ..." He advised that the 21st century library is "not ... a book storage place." "Though there will be other elements of incubation throughout the City," Mr. Neighbors expressed the opinion "there needs to be an element downtown that deals with the high end type of industries you want to bring in that pay the high paying jobs for the kids to stay here as well as the existing people to be employed." In response to a question, Chairperson Williamson suggested that "plan B" will be revealed by the feasibility analysis report. Member Livermore expressed the opinion that "right now there's only one plan." Mr. Neighbors explained he doesn't "normally go into a business with a plan B." He agreed

that the next steps will be revealed by the results of the feasibility analysis report. He advised that the land and proposed development is "just one part of ... what I'm trying to do." He assured the Redevelopment Authority that the City will not be "put at harm." He reiterated that, if the project is determined to be infeasible, he will deal with the property as a Trustee "who doesn't really want to be owning a casino." He further assured the Redevelopment Authority that the Trust and the Foundation will "go forward and do what it needs to do for the community, looking to the community leaders."

Member Walt reminded the Authority members and the citizens of the "knowledge center that is in plan A. It's beyond the library that we have ... across the street." Mr. Neighbors commended City staff and representatives on their diligence in "watching out for the City." He discussed his personal perspective to invest in technology. "I know it's a painful time, but that's really the opportune time to strike."

Chairperson Williamson opened this item to public comment. (11:38:57) Lori Bagwell, of Jarrard Court, expressed the opinion that "there are component pieces to this project." She considered the first one as the approval for the developer to determine feasibility. In response to a question, Mr. Werner provided background information on the purpose of agenda item 24 and responded to questions of clarification. Ms. Bagwell expressed the opinion that "you're putting carts and horses before ..." She expressed no problem with a feasibility analysis, and concerns that "the City is marching down the path, putting all the other elements in place to make it happen before you have the results of this study." Chairperson Williamson assured Ms. Bagwell that the two agenda items represent two separate opportunities, and reviewed the associated time frames. Ms. Bagwell noted the "huge increase in our water and sewer rates which was forced on us by the federal government." She expressed support for a general election advisory question, which she promised to carefully consider.

(11:43:50) Day Williams, Ward 3 Supervisor candidate, expressed the opinion that "this project has high, high public interest. It's the biggest project Carson City's done ... and ... it's arrogant to say you don't want to put it to a vote. It's not about whether we can read a contract. It's whether we're going to have a tax increase and tax increment financing to build the library." He expressed the opinion there is sufficient time to add an advisory question to the general election ballot. He accused the Redevelopment Authority of "push[ing] it down the taxpayers' throats," and described the proposed Nugget project as "a black hole." He reiterated the opinion that the DCA "is about a tax increase, ... about tax increment financing. Carson City's on the hook." He accused Mr. Neighbors of "self-serving" motives, and stated, "there isn't a commitment for the Nugget to invest a dollar here." He advised of having requested the Trust and Foundation documents to be entered into the public record. In reference to the provisions of the DCA, he expressed the opinion the City does not need 175,000 square feet of office space. He construed other provisions of the DCA as "rip[ping] off leases from private landlords," and expressed the opinion these provisions should be stricken. He expressed the further opinion, "there's been a lot of changes in this whole project and it hasn't shown a lot of integrity." He expressed the further opinion that the profits "will not stay in Carson City. They'll go to Boise, Idaho and they'll go down to California. ... It's not a project we need." He reiterated the opinion that the project should be submitted to "an advisory vote of the people."

(11:49:30) Brad Bonkowski noted the presentation scheduled to be given to the Carson Nugget Development Advisory Committee ("CNDAC") on August 9th. In response to a question, Chairperson Williamson advised that the Board of Supervisors "have always tried to listen to our community. We've certainly tried to listen to our advisory citizens groups and that's one of the reasons we created the advisory

citizens group to ... reality check the proposed downtown project." Chairperson Williamson assured Mr. Bonkowski that the Board of Supervisors will want the CNDAC's "honest assessment, evaluation, and reactions ... as we move forward and consider these opportunities." She advised of having conducted her personal life and her public service in such a way as to listen to the answers given to questions asked. She expressed the opinion that the proposed project makes sense "in terms of an infrastructure civic investment and ... as a way of creating jobs for our community and addressing our nearly 13 percent employment." She assured Mr. Bonkowski that if the proposed project is determined to be infeasible, "then this is just going to be an exercise; that we had an opportunity, we pursued it to the utmost of our ability, and we decided yea or nay." She reassured Mr. Bonkowski that the Board of Supervisors will take seriously the comments of the citizens advisory committee.

(11:53:02) Mike Britton, representing the Southwest Regional Council of Carpenters and its affiliate, Local 971, advised of 1600 members and their families that live in the northern Nevada region. He expressed support for the DCA, and discussed the construction boom "that has just passed us." He noted the current 13 percent unemployment and the proposed project's potential to create employment. He advised that the construction industry is "running about 50 percent unemployment." He expressed support for proceeding with the feasibility analysis and moving forward with the project "if it pencils out."

(11:54:50) Rob Joiner, Ward 1 Supervisor candidate, expressed appreciation for the Southwest Regional Council of Carpenters attendance and participation. He expressed appreciation for Mr. Bonkowski's comments, and commended the Board of Supervisors on their appointments to the CNDAC. He advised of having recently attended a Cultural and Arts Coalition forum, where he learned that a knowledge and discovery center "would not be their highest priority ... but perhaps a theater ... along with an events center." He further advised of having received feedback relative to concerns over providing essential services. He reviewed and discussed concerns relative to various provisions of the DCA. He provided to the Clerk an APA presentation, entitled *Development Finance and Pro Formas of Public / Private Partnerships.*

In response to a question, Mr. Oshinksi advised that the DCA provides for the total figure not to exceed $166,365. $75,000 is to be paid by the Nugget and, "if there is any increase, it would be in the same proportion." In response to a further question, Mr. Oshinski advised that City-requested changes would be the only reason for increases in the cost. Mr. Werner advised that he will serve as the project manager relative to the DCA.

Chairperson Williamson entertained additional public comment. (12:04:59) Building Construction Trades Council Secretary / Treasurer Paul MacKenzie advised that his organization represents 5,000 construction workers in northern Nevada. He further estimated 56 to 70 percent, "depending on the trades," are unemployed at this time. He expressed the opinion that the proposed project represents the method by which to "get the economy back on track." He expressed appreciation for the feasibility analysis to ensure the City is not jeopardized "because that's going to adversely affect the economy as well." He reiterated support for any project which creates jobs and for the feasibility analysis.

(12:06:11) Mark Sattler inquired as to whether local labor will be used for the project. Chairperson Williamson advised that prevailing wage requirements will be followed, "and P3 has agreed to that ..."

(12:07:25) Danny Costella, representing Iron Workers Local 118, advised of 30 families in the immediate Carson City area. He reviewed various volunteer projects in which Iron Workers Local 118 employees have participated in the community. He expressed support for the proposed project "as it will help improve the quality of life in this community by attracting new business to the area and providing much-needed local jobs." He advised that he has lived in the area for 33 years, and that all six of his children graduated from Carson High School. Chairperson Williamson commended the Iron Workers apprentices for their assistance with the C-Hill flag.

(12:09:09) Pat Sanderson expressed appreciation to the Nugget for providing the opportunity "to help our children in the future with their education and their knowledge; the chances to work here in the future and not have to leave home." He commended the project as "tremendous if it goes." He emphasized the DCA represents "only the first phase," and requested the Redevelopment Authority to "let it follow through, see what comes back." He suggested, "Don't look a gift horse in the mouth ... well, at least, not until the owner's gone." He noted the "gigantic" contribution of the Nugget "compared to what the City of Carson is going to give it." He suggested that the community will benefit "ten-fold" compared with "anything that has gone on here for a long, long time." He reiterated the request to "give it a chance to move forward."

Chairperson Williamson entertained additional public comment and, when none was forthcoming, a motion. **Member Walt moved to approve the Development Coordination Agreement for the Carson City Center project, between the Carson City Redevelopment Authority, the Mae B. Adams Trust, and P3 Development, Inc., and to recommend to the Board of Supervisors consenting to the adoption of a resolution authorizing the expenditure of $75,000 from the revolving fund for the Redevelopment Authority for the Authority's portion of the agreement. Member Crowell seconded the motion,** and inquired as to Member Walt's intent relative to the most recent revisions to the Development Coordination Agreement and the minor revision made to Exhibit "C" during the course of this meeting. **Member Walt acknowledged this as the intent of her motion.** Member Livermore advised he would not support the motion without a recommendation to place an advisory question on the general election ballot. Member Walt noted that her motion did not ignore the citizens, and that the DCA does not translate to any increase in taxes. Chairperson Williamson entertained additional discussion of the Redevelopment Authority members and the public. When none was forthcoming, she called for a vote on the pending motion. **Motion carried 4-1.** Chairperson Williamson thanked the citizens for their attendance and participation.

24. OFFICE OF BUSINESS DEVELOPMENT - ACTION TO APPROVE AN AGREEMENT WITH FIRESIDE INVESTMENTS, LLC TO LEASE, WITH AN OPTION TO PURCHASE, THE FORMER FIRESIDE BUILDING, 108 EAST PROCTOR STREET, APNs 004-215-07, 004-202-01, AND 004-202-02, FOR USE AS CARSON CITY'S BUSINESS RESOURCE CENTER (12:14:00) - Chairperson Williamson introduced this item and recessed the meeting at 12:14 p.m. She reconvened at 12:22 p.m. Office of Business Development Manager Joe McCarthy reviewed the agenda materials. He thanked Sperry Van Ness representatives Bruce Robertson and Jack Brower for their professional assistance, and Senior Deputy District Attorney Joel Benton for his expertise in reviewing the proposed Lease Agreement.

Planning Division Director Lee Plemel provided background information and reviewed the May 12, 2010 memorandum included in the agenda materials. Mr. McCarthy commended Library Director Sara Jones on acquiring the $100,000 grant which "very specifically zeroed in on how we could provide a business resource and support mechanism in the community that would have a ... library research component."

In response to a question, Mr. Benton advised that the effective date of the Lease Agreement is June 4, 2010. Vice Chairperson Aldean reviewed suggested revisions to the Lease Agreement, and discussion ensued. In response to a question, Mr. Benton advised that the option to purchase would require Board of Supervisors approval. In response to a question, he was uncertain as to how lease or purchase of the former Fireside Building would relate to the proposed Nugget project. As additional clarification, Mr. Plemel advised that the current downtown code allows re-use of buildings without additional parking. He noted the former Fireside Building has associated parking. Member Livermore suggested relocating the Business License Division back to the Treasurer's Office, and that the Engineering and Planning Divisions would be more appropriately located at the Public Works Department. In response to a question, Mr. Burnham advised that realtors and the construction community expressed a preference for the Business License, Planning, and Engineering Divisions to be located downtown. Member Livermore expressed the opinion that "we currently have ... a building that costs us nothing and we're going to go to Butti Way that costs us nothing. ... Now, the new building is going to cost you $100,000 a year, plus." Mr. Burnham advised that the Butti Way building would have also been rented. "It's owned by the water utility and all the uses in the building have to be rented by the other departments." Member Livermore expressed concern over having to consider another funding source after the library grant is spent, and over the long-term appropriation of funds.

In response to a comment, Mr. Werner advised of having received feedback from the owner of Sierra Coffee Company, who described his experience in acquiring business license and building permits "and the back and forth nature of going between the Secretary of State, [City Hall], two or three trips back and forth to get the paperwork done. ... The sense we got was that people felt that this was a good move from a coordination standpoint with the City ..." He provided an overview of the round table discussions.

Chairperson Williamson suggested focusing on the business resource and information center aspect of the location, and expressed the hope that the attitude and atmosphere will be one of providing assistance rather than enforcing regulations. She entertained additional Redevelopment Authority member comments and, when none were forthcoming, public comments.

(12:49:38) In response to a question, Mr. McCarthy advised Mark Sattler that the Office of Business Development engaged the services of Johnson, Perkins and Associates to review all possible properties. In response to a further question, Mr. Plemel provided an overview of consideration given to the former Citibank and 504 East Musser Street buildings.

Chairperson Williamson called for additional public comment; however, none was forthcoming. In response to a question, Mr. Plemel explained that the evaluation was based on consideration of proximity to City services, in addition to building size and condition. In order to refurbish either of the Citibank or 504 East Musser Street buildings to serve the Business License, Planning, and Engineering Divisions, the cost per square foot increases. The former Fireside Building is "virtually move-in ready. We're going to paint, carpet as we would with any building. The other two buildings required significant interior work and expense ..." Mr. Plemel acknowledged having toured both the former Citibank and 504 East Musser Street properties. Vice Chairperson Aldean advised of having participated in the Citibank building tour, having advocated redevelopment of the same "in a way that's going to benefit the entire downtown." She advised that the building is offered for sale "as is," and noted the "huge investment of capital" necessary to remodel and refurbish the building. She expressed the opinion that the opportunity has been sufficiently vetted and alternatives considered. She noted that the one-stop shop will fulfill the Board's commitment to serve the

community more efficiently, and "also leads us in a different direction from a redevelopment perspective." Member Livermore commended Vice Chairperson Aldean's suggestion to redevelop either the Citibank or the 504 East Musser Street properties. In response to a question, Mr. Werner advised of having considered the suggestion, but there is insufficient redevelopment funding available. "The amount of initial outlay to get the buildings habitable exceeded our budget ..." Discussion followed.

Chairperson Williamson entertained additional questions or comments and, when none were forthcoming, a motion. **Vice Chairperson Aldean moved to approve the agreement with Fireside Investments, LLC to lease, with an option to purchase, the former Fireside Building at 108 East Proctor Street, APNs 004-215-07, 004-202-01, and 004-202-02, for use as Carson City's Business Resource Center, subject to the amendments on the record and non-substantive clerical changes to be submitted to the Senior Deputy District Attorney. Member Walt seconded the motion.** Chairperson Williamson entertained additional Redevelopment Authority member and public comments and, when none were forthcoming, called for a vote on the pending motion. **Motion carried 4-1.** Member Livermore expressed the opinion that the plan does not help the business community "through the process of what's being presented here." Vice Chairperson Aldean advised that the Carson City Chamber of Commerce expressed support for creating a one-stop shop. Member Crowell thanked Mr. Bonkowski for presenting the opportunity.

25. ACTION TO ADJOURN (1:00:14) - Vice Chairperson Aldean moved to adjourn the meeting at 1:00 p.m. The motion was seconded and carried 5-0.

The Minutes of the June 3, 2010 Carson City Redevelopment Authority meeting are so approved this 1st day of July, 2010.

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ROBIN WILLIAMSON, Chair

ATTEST:

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ALAN GLOVER, Clerk - Recorder