

CARSON CITY REDEVELOPMENT AUTHORITY

Minutes of the February 17, 2011 Meeting

Page 1

DRAFT

A meeting of the Carson City Redevelopment Authority was held during the regularly scheduled Board of Supervisors meeting, on Thursday, February 17, 2011, in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Shelly Aldean
Vice Chairperson Karen Abowd
Member Robert Crowell
Member John McKenna
Member Molly Walt

STAFF: Larry Werner, City Manager
Alan Glover, Clerk - Recorder
Randal Munn, Chief Deputy District Attorney
Kathleen King, Deputy Clerk / 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.

18. CALL TO ORDER AND ROLL CALL (10:23:48) - Chairperson Aldean called the Redevelopment Authority to order at 10:23 a.m., noting the presence of a quorum.

19. OFFICE OF BUSINESS DEVELOPMENT - ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF A POLICY TO PHASE OUT THE USE OF SALES TAX REIMBURSEMENT INCENTIVE AGREEMENTS (10:23:57) - Chairperson Aldean introduced this item. Planning Division Director Lee Plemel provided background information and reviewed the agenda materials. He responded to questions of clarification relative to the June 30th deadline. Chairperson Aldean further clarified the policy to not offer incentives to relocate businesses from Lyon and Douglas Counties into Carson City.

Mr. Plemel acknowledged the possible action to terminate the incentive program rather than phase it out. He provided background information on the recent incentive offered to a property owner "so maybe it's fair to offer a similar program to others before phasing it out. And, with the vacancies left, to try and stimulate some new businesses coming into the City before phasing it out." He acknowledged that the subject action establishes a deadline to terminate the incentive program. He clarified that if the deadline is extended beyond today, "that doesn't commit sales tax until they actually bring in new tenants and fill it and generate sales tax within the next year. It's possible that somebody could enter into an agreement and not be able to fill the space and then the agreement would go away." Vice Chairperson Abowd emphasized that the Redevelopment Authority will be "redefining redevelopment and defining ... infrastructure ..." in the near future. She expressed the opinion that the 15-year period "seems long." Chairperson Aldean provided background information on the utilization of the incentive as collateral in order to finance improvements.

In response to a question, Mr. Plemel advised that the Carrington Company and the Carson Quail Park properties representatives have expressed an interest in pursuing redevelopment incentive funding. Member Crowell expressed support for phasing out the incentive program. In consideration of regional

CARSON CITY REDEVELOPMENT AUTHORITY

Minutes of the February 17, 2011 Meeting

Page 2

DRAFT

issues, he discussed the importance of having developed a relationship with adjacent counties “to compete for business based on quality of life issues and not dollar issues.” Member McKenna expressed a preference to terminate the program within the month, and concern over more certainty relative to future revenues. Mr. Plemel noted that, as drafted, the policy indicates 15 years “or a period otherwise established by the [Redevelopment Authority] based on the particular circumstances of the agreement.” Chairperson Aldean acknowledged the flexibility.

Chairperson Aldean entertained public comment. (10:40:41) Carol Howell expressed resentment over “the whole idea of the tax refund,” after having “owned several businesses in the past ...” “But at the same time, in today’s economy, why would we stop an incentive for businesses to come into Carson City, possibly increase employment and services and not offer that to companies of four, five, six employees regardless of the square feet that they occupy. If you’re going to give it to the Burlington Coat Factories and the Big Lots!, why aren’t we incentivizing the small business people to come to Carson City?” She inquired as to the length of the Burlington Coat Factory lease. Chairperson Aldean explained “there was no sales tax sharing in connection with Burlington. That was a flat amount of money that was paid as an incentive for Burlington to locate in the old Wal-Mart building.” She advised that the subsequent agreement, signed with Mr. Rothe, involved Big Lots! and Big 5 Sporting Goods which are the two other anchors at the Southgate Shopping Center. She explained the philosophy to attract larger retailers in order to subsequently attract the infill.

(10:44:29) Joann Holmes, representing the Carrington Company, owner and manager of the Carson Mall, introduced herself for the record. She expressed appreciation for the opportunity to apply for incentive program funding. She noted the currently vacant anchor store at the Carson Mall, and discussed the intent to fill it “which would provide 60 to 80 jobs, bring in the revenue and, at the same time, ... help our small tenants.” She agreed with the commercial real estate philosophy that large anchor stores attract, and assist in the prosperity of, small retailers. In response to a question, she advised that the Carrington Company is ready to apply for the incentive funding. She further advised of having been in contact since last August.

Chairperson Aldean entertained additional public comment and, when none was forthcoming, a motion. **Member Crowell moved to adopt the draft policy, as presented, with a change to the language relative to the time frame being up to 15 years, subject to consideration of each individual application; 15 years being the maximum time frame, but it can be less. Vice Chairperson Abowd seconded the motion. Motion carried 5-0.**

20. ACTION TO ADJOURN (10:46:56) - Member Crowell moved to adjourn the meeting at 10:46 a.m. Vice Chairperson Abowd seconded the motion. Motion carried 5-0.

The Minutes of the February 17, 2011 Carson City Redevelopment Authority meeting are so approved this _____ day of March, 2011.

ATTEST:

SHELLY ALDEAN, Chair

ALAN GLOVER, Clerk - Recorder