

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

Minutes of the December 6, 2010 Meeting

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A regular meeting of the Carson City Redevelopment Authority Citizens Committee was scheduled for 5:30 p.m. on Monday, December 6, 2010 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Robin Williamson
Vice Chairperson Stan Jones
Member Jed Block
Member Mike Cowan
Member Dan Neverett

STAFF: Lee Plemel, Planning Director
Joe McCarthy, Business Development Manager
Randal Munn, Chief Deputy District Attorney
Tamar Warren, Recording Secretary

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

1 - 2. CALL TO ORDER AND ROLL CALL (5:29:57) - Chairperson Williamson called the meeting to order at 5:31 p.m. Roll was called and a quorum was present. Members Cain and Valenti were absent.

3. ACTION ON APPROVAL OF MINUTES (5:30:27) – **Member Cowan moved to approve the November 1, 2010 meeting minutes as written. Vice Chairperson Jones seconded the motion.** Chairperson Williamson called for public comments, and, when none were forthcoming, a vote. **The motion carried 5-0.**

4. ADOPTION OF AGENDA (5:30:56) – Chairperson Williamson entertained modifications to the agenda. There were no modifications to the agenda.

5. PUBLIC COMMENTS AND DISCUSSION (5:31:10) – There were no public comments.

6. DISCUSSION AND POSSIBLE ACTION TO APPROVE AND RECOMMEND TO THE BOARD OF SUPERVISORS THE APPROVAL OF THE EXPENDITURE OF \$15,000 FROM THE FY 2011/2012 REVOLVING FUND FOR THE REDEVELOPMENT AGENCY TO SUPPORT THE RSVP, 4TH OF JULY FAIR, NEVADA DAYS FAIR AND SPRING FUN FAIR, AS AN EXPENSE INCIDENTAL TO THE CARRYING OUT OF THE REDEVELOPMENT PLAN WHICH HAS BEEN ADOPTED BY THE CARSON CITY BOARD OF SUPERVISORS AND BASED UPON THE FINDINGS THAT THERE IS A CAUSAL CONNECTION BETWEEN THIS REDEVELOPMENT EFFORT AND THE NEED FOR THE EXPENSES, THE EXPENSES ARE NEEDED TO ENSURE THE SUCCESS OF THE REDEVELOPMENT PLAN AND THAT THE AMOUNT OF THE EXPENSES TO BE GIVEN ARE MINOR IN COMPARISON TO THE MONEY REQUIRED FOR THE OVERALL REDEVELOPMENT PLAN. (5:31:40) – Chairperson Williamson introduced the item and invited Mr. McCarthy to elaborate. Mr. McCarthy introduced Mr. Plemel as the person who would be in charge of the office of Business Development, as he was stepping away. He then invited Ms. Janice Ayers, who introduced herself as the Executive Director and CEO of RSVP, to substantiate. Ms. Ayers gave background, incorporated into the record, and explained that they represented 15 rural programs, of which Carson City was the largest. In response to Chairperson Williamson's question, Ms. Ayers stated that RSVP had provided volunteers for the theatre, the cemetery, the animal shelter, and many more to the Department of Parks and Recreation. Vice Chairperson Jones wanted to know the extent of the group's cooperation with the Convention and Visitors Bureau. Ms. Ayers commented that when they registered a vendor for an event, they provided them with a local lodging list and a toll-free phone number to the Bureau, in order for the vendors to inquire about availability. In response to Chairperson Williamson's question, Ms. Ayers also said that they had requested funds from the Convention and Visitors Bureau, and had received \$500 once. Chairperson Williamson called for public comments, and since there were none, a motion. **Commissioner Cowan moved to approve and recommend to the Board of Supervisors the approval of the expenditure of \$15,000 from the FY 2011/2012**

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revolving fund for the Redevelopment Agency to support the RSVP 4th of July Fair, Nevada Days Fair, and Spring Fun Fair, as an expense incidental to the carrying out of the redevelopment efforts and the need for the expenses. The expenses are needed to ensure the success of the Redevelopment Plan and that the amount of the expenses to be given are minor in comparison to the money required for the overall Redevelopment Plan. The motion was seconded by Commissioner Block and carried 5-0.

7. DISCUSSION AND POSSIBLE ACTION TO MAKE A RECOMMENDATION TO THE REDEVELOPMENT AUTHORITY REGARDING A POLICY TO PHASE OUT THE USE OF SALES TAX REIMBURSEMENT INCENTIVE AGREEMENTS. (5:42:20) – Chairperson Williamson introduced the item. Mr. McCarthy gave background on the sales tax incentive program and outlined the proposed phase-out, both of which are incorporated in the record. He stated that since the early 1990s until this year, 44 projects had been completed incorporating this incentive program, which geared toward property owners in the downtown area to refurbish their properties and “re-tenant” them. He highlighted that part of the phase-out included applications to be received by March 21, 2011, and that the property owners must have a minimum of 15,000 square feet of available, vacant, commercial space at the time of the application. Chairperson Williamson clarified that this was being brought to the Committee because they represented the public-at-large, and because they were familiar with the previous incentive programs. Mr. Plemel explained that this incentive would not apply to businesses “relocating from one side of Carson to the other”. Discussion ensued regarding net increases, not cannibalizing retail operations in neighboring counties, and using the funds for infrastructure. Commissioner Neverett expressed his reluctance to prohibit a business from an adjoining county to expand to a convenient and usable space in Carson City, and take advantage of this incentive. Chairperson Williamson stated that this was a recommendation, and that she would like to get the opinion of the Commissioners and the public. Mr. Tom Henderson, a Carson City resident, opined that any sales tax incentive was ill-advised, and advised on desisting immediately, instead of phasing-out. Mr. Kevin Ray, Manager, Carson Mall, suggested being fair to everyone, but since the incentive had been given to a large property owner, he suggested adhering to a deadline, but extending the incentive to all property owners. He also disagreed with the clause of prohibiting “any relocations from neighboring counties”. James Shirk, Carson City resident, expressed concern that the incentive was harmful to the community, because the businesses that were under 15,000 square feet, or located outside the redevelopment area, were not able to take advantage of it. He suggested opening up the incentives to businesses of all sizes and at many locations, because they were also hurting. Vice Chairperson Jones thanked Mr. Shirk and stated that he had “brought up some good points”. Chairperson Williamson asked Mr. Munn whether the incentives could be extended to businesses outside the redevelopment area, and Mr. Munn responded that he did not believe they could, because this was a redevelopment incentive, created to attract businesses to a particular location. Commissioner Cowan suggested looking at previous case studies, and Mr. McCarthy agreed to provide specific examples of communities who have put this type of incentive program to use. In response to Commissioner Neverett’s inquiry, Mr. McCarthy explained that if the buildings were not filled, they would not generate sales tax. Chairperson Williamson clarified that the generated sales tax would be applied to the general fund and not to the Redevelopment Agency. Vice Chairperson Jones suggested delaying this item until January, and said that he sensed lack of support from the community for the incentive. However, there was a concern about when the Board of Supervisors would hear this item. **Vice Chairperson Jones moved to delay the item until the next Committee meeting in January. Commissioner Block seconded the motion.** Commissioner Neverett asked for clarification on whether the Board of Supervisors could still discuss this item, even though the Commission had not taken any action on it. Mr. Munn confirmed that they could. **Chairperson Williamson called for a vote, and the motion carried 5-0.**

8. DISCUSSION AND POSSIBLE ACTION TO APPROVE AND RECOMMEND TO THE BOARD OF SUPERVISORS THE APPROVAL OF A RESOLUTION OF THE REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE COMMENDING ROBIN WILLIAMSON. (6:26:10) – Chairperson Williamson turned the chair over to Vice Chairperson Jones. Mr. McCarthy introduced the item, and referred to a resolution, incorporated into the record, honoring Chairperson Williamson and her accomplishments. He cited many developments in the area that had once been empty, dilapidated buildings, and had been transformed under Chairperson Williamson’s watch. **Commissioner Neverett moved to approve and recommend to the Board of Supervisors, the approval of a resolution of the Redevelopment Authority Citizens Committee commending Robin Williamson. The motion was seconded by Commissioner Block and passed 4-0-1, with Chairperson Williamson abstaining.**

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9 NON-ACTION ITEMS:

- **THE FINAL VERSION OF THE WAYFINDING SIGN DESIGN WITH THE RECENT SUGGESTIONS INCORPORATED. YESCO WILL PROCEED WITH THE INSTALLATION OF THE SIGNS WITHIN THE TIMEFRAME SPECIFIED IN THE CONTRACT.** (6:32:53) – Chairperson Williamson introduced the item and Mr. Plemel updated the Commission on the solar-powered wayfinding signs in downtown Carson City. He stated that six signs would be placed by December 29th, and hoped that additional signs would be budgeted for in the next fiscal year. He added that it would be an easier process next year, because the sign design and artwork were already set, and that switching out the graphics would be relatively easy, should things change in the future. Vice Chairperson Jones commented that because of the reduced costs, an additional sign could be obtained.
- **UPDATE ON REDEVELOPMENT INITIATIVES.** (6:26:25) – Upon a request from Chairperson Williamson, Vice Chairperson Jones stated that the Holiday ornament sales were going well, and that they were very popular and this year, because they depicted the V&T depot and steam engine.
- **FUTURE AGENDA ITEMS FOR THE NEXT MEETING ON JANUARY 3, 2011.** (6:37:12) – The sales tax reimbursement would be on the next meeting's agenda.

Commissioner Block thanked those involved in the downtown tree lighting and the ice-skating rink, stating that they had brought life to downtown.

Chairperson Williamson informed the Commission about the groundbreaking for the Greenhouse Project at the Carson High School, and stated that they would be growing the flowers for the downtown flower baskets next year. She suggested that future sponsors visit the web site at www.downtownconsortium.com to order their baskets. She also agreed with Commissioner Block that the tree lighting had been a success. She suggested that everyone visit it and enjoy the lights and the ice skating.

10. **ACTION TO ADJOURN** – (6:38:55) – Chairperson Williamson entertained a motion to adjourn. **Member Neverett moved to adjourn the meeting. Member Cowan seconded the motion.** The meeting was adjourned at 6:40 p.m.

The Minutes of the December 6, 2010 Carson City Redevelopment Authority Citizens Committee meeting are so approved this 3rd day of January, 2011.

Stan Jones, Vice Chair