CARSON CITY REDEVELOPMENT AUTHORITY

Minutes of the June 16, 2005, Meeting Page 1

A meeting of the Carson City Redevelopment Authority was held during the regularly scheduled meeting of the Carson City Board of Supervisors on Thursday, June 16, 2005, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, which began at 8:30 a.m.

PRESENT: Chairperson Robin Williamson and Members Marv Teixeira, Shelly Aldean, Pete

Livermore, and Richard S. Staub

STAFF PRESENT: City Manager Linda Ritter, Clerk-Recorder Alan Glover, Finance Director Tom

Minton, Chief Deputy District Attorney Melanie Bruketta; Redevelopment/Economic Development Manager Joe McCarthy, and Recording Secretary Katherine McLaugh-

lin (B.O.S. 6/16/05 Tape 1-0907)

NOTE: Unless otherwise indicated, each item was introduced by staff's reading/outlining/clarifying the Board Action Request and/or supporting documentation. Staff members making the introduction and any other individuals who spoke are listed immediately following the item heading. A tape recording of these proceedings is available for review and inspection during normal business hours.

Mayor Teixeira recessed the Board of Supervisors session and passed the gavel to Redevelopment Authority Chairperson Williamson. Chairperson Williamson convened the meeting by indicating for the record that the entire Authority was present, constituting a quorum. (See Board of Supervisors Minutes for this date for discussion/action on the other Agenda items.)

A. APPROVAL OF MINUTES - 11/15/01 AND 5/5/05 REGULAR SESSIONS AND THE 5/16/05 SPECIAL SESSION (1-09012) - Member Aldean corrected the Authority's attendance at the November 15, 2001, meeting to be former Member Jon Plank. Member Livermore moved for approval of the November 15, 2001, Minutes of the regular meeting with the corrections so noted by Member Aldean. Member Staub seconded the motion. Motion carried 3-0-2 with Members Teixeira and Aldean abstaining.

Member Aldean moved to approve the Minutes for the May 5, 2005, meeting and the Minutes of the special meeting of May 16. 2005, of the Carson City Redevelopment Authority as presented. Member Livermore seconded the motion. Motion carried 5-0.

- **B.** ACTION TO ADOPT A RESOLUTION TO AUGMENT AND AMEND THE CARSON CITY REDEVELOPMENT AUTHORITY FY 2004-05 BUDGET IN THE AMOUNT OF \$88,957 (1-0944) Member Aldean moved to adopt Resolution No. 2005-RAR-4, A RESOLUTION TO AUGMENT AND AMEND THE CARSON CITY REDEVELOPMENT AUTHORITY FY 2004-05 BUDGET IN THE AMOUNT OF \$88,957. Member Livermore seconded the motion. Motion carried 5-0.
- C. ACTION TO ACCEPT THE REDEVELOPMENT AUTHORITY CITIZEN COMMITTEE'S RECOMMENDATION TO AWARD INCENTIVE FUNDING TO CAPITAL CITY ENTERTAINMENT, INC., D.B.A. STATION GRILLE & ROTISSERIE, IN AN AMOUNT NOT TO EXCEED \$50,000 OR NOT TO EXCEED 20 PERCENT OF THE PROJECT COSTS ASSOCIATED WITH THE REMODEL AND EXPANSION OF THE STATION GRILLE & ROTISSERIE AT 1105 SOUTH CARSON STREET, APN 004-011-04 (1-0962) Redevelopment/Economic Development Manager Joe

CARSON CITY REDEVELOPMENT AUTHORITY Minutes of the June 16, 2005, Meeting

Page 2

McCarthy, Clark Russell - Mr. McCarthy distributed a list of the bond expenditures to the Board and Clerk. (A copy is in the file.) There is approximately \$1 million left. Member Aldean expressed her desire to reserve the remaining funds for projects which will not occur without a funding commitment from Redevelopment. Mr. McCarthy explained that the funds had historically been used to support quality projects within the District. Member Staub asked for clarification of the record whether the escrow on the property had closed. Mr. McCarthy asked that he discuss this issue with the Applicant who is present. Member Staub expressed his concern that the process will create a bad precedent for future applications as: The property was outside the District boundaries. The project has been completed. The property was then added to the District. An application for funding was then submitted. Mr. McCarthy explained that when the Redevelopment Authority Citizens Committee (RACC) considered the application, it was done so under the belief that the property was within the District. It was only later that it was determined to be outside the boundary. Member Staub explained his belief that the application is supposed to be considered before construction occurs. Member Teixeira explained that everything had been done in good faith. No one was certain where the boundary was at that time. The application was unanimously approved by the Committee. He felt that a precedent would not be established by approving the application. He recommended that a joint meeting be held between the Authority and RACC so that the same signal is being sent by all parties in the future. Discussion also indicated that no funding had been request or paid to the Carson Station for its renovation.

Mr. Russell explained his belief that the property was in the District when he "drug" Chairperson Williamson and Mr. McCarthy into the project. He apologized for the confusion. He had never requested funding prior to that time for any of his projects. He spent \$3 million on the Carson Station improvements and believed that the improvements to the Grille were an extension of those improvements. They spent \$280,000 on it and believed it was a good job. He also indicated that the escrow on the Grille had closed in June 2004.

Member Livermore moved to accept the Redevelopment Authority Citizens Committee's recommendation to award incentive funding to Capital City Entertainment, Inc., dba Station Grille and Rotisserie, in an amount not to exceed \$50,000 or not to exceed 20 percent of the project costs associated with the remodel and expansion of the Station Grille and Rotisserie at 1105 South Carson Street, APN 004-011-04. Member Aldean seconded the motion. Motion carried 5-0.

There being no other matters for consideration by the Redevelopment Authority Chairperson Williamson adjourned the Redevelopment Authority and returned the gavel to Mayor Teixeira.

The Minutes of the June 16, 2005, Carson City Redevelopment Authority meeting

ATTEST:

ARE SO APPROVED ON July 21, 2005.

<u>/s/</u>
Alan Glover, Clerk-Recorder Robin Williamson, Chairperson