

CARSON CITY REDEVELOPMENT AUTHORITY
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A meeting of the Carson City Redevelopment Authority was held during the regularly scheduled meeting of the Carson City Board of Supervisor meeting on Thursday, December 4, 2003, 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 Ray Masayko, Shelly Aldean, Pete Livermore, and Richard Staub

STAFF PRESENT: City Manager Linda Ritter, Clerk-Recorder Alan Glover, Chief Deputy District Attorney Mark Forsberg, Redevelopment/Economic Development Manager Joe McCarthy, and Recording Secretary Katherine McLaughlin (B.O.S. 12/4/03 Tape 1-3270)

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 Masayko recessed the Board of Supervisors session and passed the gavel to Redevelopment Authority Chairperson Williamson. Chairperson Williamson convened the Redevelopment Authority 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.)

APPROVAL OF MINUTES - April 17, 2003 (1-3295) - Member Livermore moved to approve the Minutes of April 17, 2003, for the Redevelopment Authority as presented. Member Aldean seconded the motion. Motion carried 5-0.

REDEVELOPMENT AND ECONOMIC DEVELOPMENT - Manager Joe McCarthy

A. STATUS REPORT ON THE PROJECTS AND INITIATIVES OF THE REDEVELOPMENT AUTHORITY CITIZEN COMMITTEE AND STAFF (1-3312) - Chairperson Williamson commenced the status report by announcing the Christmas Tree Lighting ceremonies scheduled for this evening. She urged the public to attend. She indicated that the stores in the downtown area were planning to be open this evening. Mayor Masayko also urged the Authority members to attend the ceremonies. Chairperson Williamson announced the "Christmas in the Capital" program scheduled for Saturday and invited the public to attend.

Redevelopment Manager Joe McCarthy gave a brief power point status report on the projects and initiatives. Authority comments noted that incentives had been provided for the Lucky Spur. The owner/developer had never taken advantage of them. Comments questioned the length of time these incentives will be held for the owner/developer and whether they should be used for the Ormsby House. Mr. McCarthy indicated that the efforts to work with these property owners were continuing. The Lucky Spur has seismic retrofit and financing issues. Staff is working with the Lucky Spur owners and has been able to meet their expectations. They plan to open a family gaming and sports bar this fall. Mr. McCarthy felt that this schedule was very aggressive and that, in reality, it may be mid-2004 before the establishment will open. Efforts to mitigate the visual impact of the Lucky Spur and its construction were described. Mr. McCarthy hoped that screening

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and signage indicating that the site is under construction or displaying the downtown logo will be acceptable to the owners and can mitigate some of the visual impact. He hoped to have the signs up after the first of the year. Member Livermore pointed out the time it had taken to complete Washington Station. He felt certain that once the Lucky Spur is completed it will look just as nice. The public needs assurances that something is happening with the building. He encouraged Mr. McCarthy to provide periodic status reports.

Member Aldean briefly noted her original involvement with Mainstreet in 1989. Redevelopment requires a long term commitment. She applauded Redevelopment's efforts. She noted the need to have adequate financing in order for the property owners to accomplish their goals. The incentive program assistance in this process was acknowledged. Redevelopment does not spend funds on projects which do not have the ability to be successful. She felt certain that the Lucky Spur has adequate financing.

Mr. McCarthy explained that his involvement with the Redevelopment began in 1992. There have been a lot of successful projects completed since that time. He was unsure whether they would have occurred without Redevelopment's involvement. Redevelopment had not yet been burned by a project and he hoped that this record continues. Discussion ensued on the Flying Pig Pizza project and the alleyway projects. The financial incentive program requires the owner to front the improvement costs and reimburses him/her after the project is completed. It also requires the owner to reimburse Redevelopment for a portion of these funds if the building is sold within a seven year period. Redevelopment does not guarantee success of the business.

Discussion pointed out the need to address traffic issues in the district and suggested including Deputy City Engineer Flansberg or RTC Engineer Brotzman in the meetings. Chairperson Williamson explained that City Engineer Werner, Senior Engineer Fellows, and Mr. Brotzman are involved in a traffic survey that had been distributed. She agreed to include them in future meetings on traffic.

Member Staub suggested that Redevelopment include consideration of the business/casino frontage. He pointed out a project which had done major improvements to the back/alleyway of an establishment, however, the signage and front of the building has not been touched. Examples of improved frontages in Reno and Las Vegas were cited to support the recommendation. Mr. McCarthy agreed to follow up on the suggestion.

Discussion explained the status of the Brewery Arts Center's project(s) and examples of support which had been provided. It was felt that they are attempting to pay off the debt for the expansion projects in order to have title to the building. The need to paint the building was discussed. Comments questioned whether the Center has the necessary funding for this purpose.

Member Livermore complimented Mr. McCarthy on his power point presentation. Public comments were solicited but none were given. No formal action was required or taken on this status report.

B. ACTION TO ACCEPT THE REDEVELOPMENT AUTHORITY CITIZEN COMMITTEE'S RECOMMENDATION TO AWARD INCENTIVE FUNDING TO KING AND TAGGERT LTD. IN AN AMOUNT NOT TO EXCEED \$2,000 AND NOT TO EXCEED 20 PERCENT OF THE PROJECT COSTS ASSOCIATED WITH PHASE 1 OF THE IMPROVEMENT PROJECT FOR THE STEWART-NYE HOUSE, 108 NORTH MINNESOTA STREET, APN 3-204-01 (2-0545) - Mr. McCarthy described the request. The Committee recommended funding only Phase I. A recommendation

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and commitment was not made on the remaining phases of the project. Each will be judged on their merits when presented. The total project is estimated to cost \$105,000. Comments stressed the importance of the structure/site to Carson City. The incentives provide the message that the City appreciates what the owners are doing and support their efforts. The incentives may make the effort successful for the owners. Comments indicated that any effort to exorcize the "ghost(s)" purportedly associated with the building should not be considered for Redevelopment funding. Public comments were solicited but none were given. Member Masayko moved to accept the Redevelopment Authority Citizen Committee's recommendation to award incentive funding to King and Taggart Limited in an amount not to exceed \$2,000 and not to exceed 20 percent of the project costs associated with Phase 1 of their improvement project for the Stewart-Nye House, 108 North Minnesota Street, APN 003-204-01. Member Livermore seconded the motion. Motion carried 5-0.

There being no other matters for consideration by the Redevelopment Authority, Chairperson Williamson adjourned the Authority.

The Minutes of the December 4, 2003, Carson City Redevelopment Authority meeting

ARE SO APPROVED ON June 3, 2004.

/s/
Robin Williamson, Chairperson

ATTEST:

/s/
Alan Glover, Clerk-Recorder