CARSON CITY REDEVELOPMENT AUTHORITY Minutes of the August 2, 2001, 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, August 2, 2001, 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, Jon

Plank, Pete Livermore, and Richard S. Staub

STAFF PRESENT: John Berkich City Manager

Alan Glover Clerk-Recorder David Heath Finance Director

Rob Joiner Redevelopment Director
Mark Forsberg Chief Deputy District Attorney

Katherine McLaughlin Recording Secretary

(B.O.S. 8/2/01 Tape 2-0675)

NOTE: Unless otherwise indicated, each item was introduced by staff's reading/outlining/clarifying the Board Action Request and/or supporting documentation. Staff members present for each Department are listed under that Department's heading. Any other individuals who spoke are listed immediately following the item heading. A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape 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 meeting by indicating for the record that the entire Authority was present, constituting a quorum. (See Board of Supervisors Minutes of August 2, 2001, for discussion/action on the other Agenda items.)

ACTION TO APPROVE MINUTES - JUNE 7, 2001, REGULAR SESSION AND MAY 21, 2001, BUDGET SESSION (2-0680) - Member Livermore moved to approve the Minutes for the Redevelopment Authority for the Special Meeting of May 21, 2001, and the Regular Meeting of June 7, 2001. Members Plank and Masayko seconded the motion. Motion carried 5-0.

FINANCE - ACTION ON A RESOLUTION CONCERNING INCREMENT FINANCING FOR THE CARSON CITY REDEVELOPMENT AUTHORITY; AUTHORIZING THE ISSUANCE OF AND SPECIFYING THE DETAILS FOR THE AUTHORITY'S REDEVELOPMENT PROJECT BONDS, SERIES 2001: CREATING CERTAIN FUNDS AND ACCOUNTS: AUTHORIZING THE EXECUTION AND DELIVERY OF THE PURCHASE CONTRACT; AUTHORIZING AND RATIFYING THE SALE OF THE BONDS; SPECIFYING THE INTEREST RATE ON AND OTHER TERMS AND CONDITIONS OF SUCH BONDS AND THEIR FORM; AND PROVIDING THE EFFECTIVE DATE HEREOF (2-0692) - Finance Director David Heath, Brewery Arts Center Executive Director Joe McCarthy - Discussion indicated that the Redevelopment is borrowing the money from the City who has the authority to issue bonds. Redevelopment proposes to spend \$675,000 for the Brewery Arts Center's acquisition of the St. Teresa's Church, the Henry David House, and the rectory. The Redevelopment Authority Citizens Committee has discussed and set aside \$1.2 million for a parking garage. The remaining funds will be spent on capital improvements. The Authority has not acted upon these improvements. Member Plank expressed his intent to include the Mills Park parking area along Highway 50 among the projects. Chairperson Williamson felt that this discussion would occur in the future. Mayor Masayko supported having the discussion on the capital improvements and expressed his desire to see the Mills Park project included.

Discussion between Member Staub and Mr. McCarthy explained the proposal to use the funding for the acquisition of the Church. Discussions with the parish have been cordial and successful to date. A decision has not been made to scale the project back. The Center's priority list at this time is to acquire the Church, then the Henry David House, and then the rectory. The rectory has not been written off and may be considered at a future date. Chairperson Williamson indicated that the funds would not be transferred until a purchase agreement has been

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signed. Member Staub asked that the Center's plans be agendized for an in depth discussion at a future meeting in view of the Legislative decision to not provide funding for the project. He was also concerned about how the funds would be used without the Legislature's participation. Mr. McCarthy felt that no change would occur in the proposal regarding the funding as the original request had indicated that the funds would be leveraged with other monies for the acquisition of the building sites. It had also included additional funding commitments for improvements to those sites.

Mayor Masayko moved to adopt Resolution 2001-RAR-2, A RESOLUTION CONCERNING INCREMENT FINANCING FOR THE CARSON CITY REDEVELOPMENT AUTHORITY; AUTHORIZING THE ISSUANCE OF AND SPECIFYING THE DETAILS FOR THE AUTHORITY'S REDEVELOPMENT PROJECT BONDS, SERIES 2001; CREATING CERTAIN FUNDS AND ACCOUNTS; AUTHORIZING THE EXECUTION AND DELIVERY OF THE PURCHASE CONTRACT; AUTHORIZING AND RATIFYING THE SALE OF THE BONDS; SPECIFYING THE INTEREST RATE ON AND OTHER TERMS AND CONDITIONS OF SUCH BONDS AND THEIR FORM; AND PROVIDING THE EFFECTIVE DATE HEREOF; fiscal impact is the \$2 million plus or minus bond proceeds. Member Plank seconded the motion. Motion carried 5-0.

There being no other matters for consideration, Chairperson Williamson adjourned the Redevelopment Authority and returned the gavel to Mayor Masayko

The Minutes of the Carson City Redevelopment Authority August 2, 2001, meeting

ONNovember_15, 2001.	ARE SO APPROVED
_/s/	Robin Williamson, Chairperson
ATTEST:	
_/s/ Alan Glover, Clerk-Recorder	