

CARSON CITY REDEVELOPMENT AUTHORITY
Minutes of the March 2, 2000, Meeting
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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 Supervisors on Thursday, March 2, 2000, 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 Kay Bennett

STAFF PRESENT: City Manager John Berkich, Clerk-Recorder Alan Glover, Community Development Director Walter Sullivan, Redevelopment Director Rob Joiner, Deputy District Attorney Melanie Bruketta, Recording Secretary Katherine McLaughlin (B.O.S. 3/2/00 Tape 1-1945)

Mayor Masayko recessed the Board of Supervisors session and passed the gavel to Redevelopment Authority Chair Williamson. Chair Williamson convened the meeting by indicating for the record that the entire Authority was present, constituting a quorum. (See Board of Supervisors Minutes of March 2, 2000, for discussion/action on the other Agenda items.)

APPROVAL OF MINUTES (1-1952) - Member Bennett moved to approve the December 16, 1999, Minutes. Member Livermore seconded the motion. Motion carried 5-0.

ACTION TO ADOPT A RESOLUTION BY THE REDEVELOPMENT AUTHORITY RECOMMENDING TO THE CARSON CITY BOARD OF SUPERVISORS AN AMENDMENT TO THE REDEVELOPMENT PLAN BY EXTENDING THE DURATION OF THE PLAN TO THE MAXIMUM ALLOWED BY NRS 279.438, FORTY-FIVE (45) YEARS (1-1960) - Redevelopment Director Rob Joiner explained the original life of the District and the ability to extend the plan an additional 20 years. He agreed that the proposal would continue the ad valorem funding cap for the School District. Improvements to the District benefit the entire community and help attract new businesses and industries. This generates additional revenue from outside the District and levels the overall impact. The Clear Creek property, which had been added to the District, was publicly owned and did not pay ad valorem taxes. Discussion ensued on the life of the District and whether it is possible to incrementally extend the life of the District. Both Mayor Masayko and Mr. Joiner felt this is possible as the original life had not been for the maximum allowed by law. The bonding period determines the total life of the District. Mayor Masayko explained his concern that the School District be kept whole particularly regarding the Costco site. He agreed that extending the bond payment schedule would provide additional cash for the Redevelopment District. The District could be abolished at any time when the bonds are completely repaid. Clarification indicated that the property taxes for the District are only on those within the District. The Redevelopment Authority Citizens Committee supported extending the life so that additional goals could be accomplished. Programs needing the incentives which would be provided by extending the life of the District were noted. Concerns with the School District's tax distribution restrictions were noted and may require an innovative program to keep the District whole. Chair Williamson suggested the possibility that the District takeover some of the School District's projects. Mr. Joiner indicated that this may be possible if the school is within the District. Member Livermore felt that there would be ample opportunity to explore such programs and that Chair Williamson's program could involve the City's General Fund. Discussion explained Mr. Joiner's consideration of other areas for a Redevelopment District and reasons they had not been brought forward.

Public comments were solicited. Superintendent of Schools Jim Parry expressed a desire to work with the Authority. He supported having an impact statement on the affect the program would have on the School District. The impact statement should include long-term impacts. Chair Williamson requested this information be provided prior to the second reading. Member Plank reminded the Authority of its mission statement which is to provide quality education to all. He agreed with Member Livermore that, if there are long term impacts, other funding sources should be considered. Member Masayko noted that the Legislature would be back in session in 2001. If the total impact to the District can be determined, legislative relief could be sought. Mr. Parry indicated the School District's support for a healthy town and economic development. He reiterated his request to work with the City on the long term negative impacts. Comments iterated the desire to work together to find an amicable solution. Member Bennett noted that the Costco site had never generated any revenue which should also be considered in the

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impact calculations.

Member Masayko moved that the Redevelopment Authority approve a resolution amending the Redevelopment Plan by proposing to extend the duration of the plan to a maximum of 45 years and, prior to the second, final and formal action, that we produce in conjunction with the Carson City School District, a financial or an economic impact statement regarding this action. Member Livermore seconded the motion. Following a request for an amendment, Member Masayko amended his motion to include Resolution No. 2000-RAR-6. Member Livermore concurred. Clarification indicated that the Board of Supervisors would have to amend the Redevelopment plan by ordinance. Motion carried 5-0.

There being no other matters for consideration as the Redevelopment Authority, Chair Williamson adjourned the Redevelopment Authority.

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.

The Minutes of the Marc 2, 2000, Carson City Redevelopment Authority meeting

2000. ARE SO APPROVED ON ___May_18___,

_____/s/_____

Robin Williamson, Chair

ATTEST:

_____/s/_____
Alan Glover, Clerk-Recorder