

CARSON CITY REDEVELOPMENT AUTHORITY
Minutes of the Special June 8, 2000, Meeting
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A special meeting of the Carson City Redevelopment Authority was held during the special Carson City Board of Supervisors meeting on Thursday, June 8, 2000, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, which began at 12 noon.

PRESENT: Chairperson Robin Williamson and Members Ray Masayko, Jon Plank, Pete Livermore, and Kay Bennett

STAFF PRESENT: John Berkich City Manager
Alan Glover Clerk-Recorder
Walter Sullivan Community Development Director
Andy Burnham Development Services Director
Neil Rombardo Deputy District Attorney
Katherine McLaughlin Recording Secretary
(S.B.O.S. 6/8/00 Tape 1-0015)

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 are listed above. 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 June 8, 2000, for discussion/action on the other Agenda items.)

A. ACTION TO APPROVE A RESOLUTION BY THE REDEVELOPMENT AUTHORITY OF CARSON CITY AMENDING THE DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE REDEVELOPMENT AUTHORITY OF CARSON CITY AND COSTCO WHOLESALE CORPORATION FOR THE SALE OF REAL PROPERTY LOCATED AT 700 OLD CLEAR CREEK ROAD, CARSON CITY, NEVADA, 89703, ALSO KNOWN AS APN 9-302-05, PURSUANT TO NRS 279.470 BY INCREASING THE AMOUNT THE AUTHORITY WILL PAY FOR THE COST OF ROUGH GRADING AND RETAINING WALLS AND ACCEPTING COSTCO'S WAIVER OF PARAGRAPH 304(i) OF THE AGREEMENT AND OTHER MATTERS PROPERLY RELATED THERETO (1-0024) - Judy Lepire - Mr. Berkich explained the resolution amending the development agreement clauses regarding the grading costs and retaining walls. Funding for these items was partially covered by the lower than estimated offsite improvement costs. The remaining \$97,000 will be taken from the sale proceeds. Clarification indicated the retaining walls under discussion were along the north side of the property. They are required as a result of the decision to move the building 75 feet further west on the parcel than originally planned and the need to meet the parking requirement. Paragraph 304(i) deals with the offsite drainage easement which is no longer necessary as the City maintains similar offsite easements on City property. Supervisor Plank noted that this easement had been agendized for the last meeting and was pulled as it was no longer necessary. Mr. Rombardo indicated that the building had been relocated in an effort to mitigate the Lepires' noise concerns. Clarification for Ms. Lepire indicated that the building was moved due to the loss of the Forest Service parcel and to mitigate the noise concern. Ms. Lepire then asked that Costco relocate the detention basin. Mr. Rombardo indicated that this matter could not be discussed due to the Open Meeting Law. Ms. Lepire indicated that the question was germane as relocation of the detention basin could reduce the cost. Clarification indicated that the retaining wall she was referencing was not part of the discussion. Additional comments were solicited but none given. Member Masayko moved that the Redevelopment Authority adopt Resolution No. 2000-RAR-11, A RESOLUTION BY THE REDEVELOPMENT AUTHORITY OF CARSON CITY AMENDING THE DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE REDEVELOPMENT AUTHORITY OF CARSON CITY AND COSTCO WHOLESALE CORPORATION FOR THE SALE OF REAL PROPERTY LOCATED AT 700 OLD CLEAR CREEK ROAD, CARSON CITY, NEVADA, 89703, ALSO KNOWN AS APN 9-302-05, PURSUANT TO NRS 279.470 BY INCREASING THE AMOUNT THE AUTHORITY WILL PAY FOR THE COST OF ROUGH GRADING AND RETAINING WALLS AND ACCEPTING COSTCO'S WAIVER OF PARAGRAPH 304(i) OF THE AGREEMENT. Member Livermore seconded the motion. Motion carried 5-0.

B. ACTION TO APPROVE A SETTLEMENT AGREEMENT BETWEEN CARSON CITY, A CONSOLIDATED MUNICIPALITY AND POLITICAL SUBDIVISION OF THE STATE OF NEVADA, AND THE CARSON CITY REDEVELOPMENT AUTHORITY, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA, AND EUGENE J. LEPIRE, SR., AND JUDY L. LEPIRE, DOING BUSINESS AS COMSTOCK COUNTRY R. V. RESORT, SETTLING THE APPEAL BEFORE THE BOARD OF SUPERVISORS REGARDING THE CARSON CITY PLANNING COMMISSION'S DECISION TO APPROVE SPECIAL USE PERMIT U-989/00-26, A SPECIAL USE PERMIT ALLOWING COSTCO TO BUILD A FACILITY OVER 50,000 SQUARE FEET AT 700 OLD CLEAR CREEK ROAD (1-0234) - Discussion between the Board and staff indicated that an agreement had not been reached, therefore, no action could be taken. Public comments were solicited but none given. Chairperson Williamson adjourned the Redevelopment Authority and returned the gavel to Mayor Masayko.

The Minutes of the Special June 8, 2000, Carson City Redevelopment Authority meeting

A R E S O A P P R O V E D

ON _____ November 2__, 2000.

_____/s/_____

Ray Masayko, Mayor

ATTEST:

_____/s/_____
Alan Glover, Clerk-Recorder