

A second meeting of the Carson City Redevelopment Authority was held during the regularly scheduled Board of Supervisors meeting on Thursday, March 3, 1994, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 9 a.m.

PRESENT: Tom Tatro Chairperson
Marv Teixeira
Greg Smith
Janice Ayres
Kay Bennett

STAFF PRESENT: John Berkich City Manager
Kiyoshi Nishikawa Clerk-Recorder
Ted P. Thornton Treasurer
Gary Kulikowski Internal Auditor
Mary Walker Finance & Redevelopment Director
Dorothy Timian-Palmer Utilities Director
Paul Lipparelli Deputy District Attorney
Katherine McLaughlin Recording Secretary
(B.O.S. 3/3/94 Tape 1-2818)

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. 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 Teixeira recessed the Board of Supervisors session and passed the gavel to Chairperson Tatro, who immediately convened the Redevelopment Authority. Chairperson Tatro noted for the record that all the Authority members were present constituting a quorum. (See Board of Supervisors Minutes of March 3, 1994, for discussion/action on the other Agenda items.)

A. PRESENTATION OF MAINSTREET QUARTERLY REPORT (1-2882) - Chairperson Tatro introduced Mainstreet Chairperson Steve Brown and Mainstreet Executive Director Gary Rogers. He expressed his feeling that exciting things are occurring in the District. Chairperson Brown and Mr. Rogers reviewed the report and responded to Authority questions concerning it, its renovation activities, the recruitment procedures, responsibility for maintenance of the medians, Mainstreet's maintenance program and responsibilities, its services and programs. Chairperson Brown invited all to attend Mr. McFadden's Grand Opening Ceremony for the St. Charles. Chairperson Tatro explained Mainstreet's participation on the Redevelopment Authority Citizens Committee. Member Teixeira suggested snow sculpturing be considered next year. He felt the ice sculpture had been quite successful. Chairperson Brown expanded on the ice sculpture program and plans for a competitive program in the future. He also stressed the sensitivity of the work which Mainstreet does but gave limited examples of work which is occurring. Member Bennett commended him on their Christmas efforts. No formal action was taken or required on this item.

B. ACTION ON MR. GENE CHENEY'S REQUEST FOR REDEVELOPMENT INCENTIVES FOR THE PROJECT KNOWN AS THE HORSESHOE CLUB, LOCATED AT 402 NORTH CARSON STREET (2-0323) - Member Bennett moved that the Redevelopment Authority approve Mr. Cheney's application for incentives for the project known as the "Horseshoe Club" in the amount of \$1,477 subject to the applicant filing a property lien in accordance with the Redevelopment Incentives Program; further, the Redevelopment Authority hereby finds this project meets the requirements of NRS 279.486 in that the project is of benefit to the

redevelopment area and the immediate neighborhood in which the redevelopment area is located and that no other reasonable means of financing this rehabilitation is available; the Authority further determines the incentive amount paid by the Redevelopment Authority shall be on a reimbursement basis only after the work has been completed and as tax dollars and new financing is available to the Redevelopment Authority; fiscal impact is \$1,477; and funding source is Redevelopment Incentives Program. Member Ayres seconded the motion. Motion carried 5-0.

C. ACTION ON RESOLUTION TO ALLOW PHASED-IN REDEVELOPMENT INCENTIVES PAYMENTS DURING PROJECT CONSTRUCTION (2-0455) - Member Smith moved that the Authority adopt Resolution No. 1994-RAR-4, A RESOLUTION ESTABLISHING A POLICY TO ALLOW PHASED-IN REDEVELOPMENT INCENTIVES PAYMENTS DURING APPROVED PROJECT CONSTRUCTION. Member Ayres seconded the motion. Motion carried 5-0.

Member Teixeira moved to adjourn. Chairperson Tatro seconded the motion. Motion carried 5-0. Chairperson Tatro adjourned the meeting.

The Minutes of the second March 3, 1994, Redevelopment Authority meeting

ARE SO APPROVED ON _____, 1994.

Tom Tatro, Chairperson

ATTEST:

Kiyoshi Nishikawa, Clerk-Recorder