

**CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE**

**Minutes of the May 15, 2002 Meeting**

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A special meeting of the Carson City Redevelopment Authority Citizens Committee was scheduled for 12:00 p.m. on Wednesday, May 15, 2002 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Robin Williamson  
Joe McCarthy  
Fred Nietz  
Morey Tresnit

**STAFF:** Rob Joiner, Economic Development/Redevelopment Manager  
Kathy Laster, Management Assistant  
Kathleen King, Recording Secretary

**NOTE:** Unless indicated otherwise, each item was introduced by Chairperson Williamson. A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review and inspection during regular business hours.

**A. CALL TO ORDER, DETERMINATION OF QUORUM (1-0001)** - Chairperson Williamson called the meeting to order at 12:09 p.m. Roll was called; a quorum was present. Vice Chairperson Johnson and Members Browne and Hannafin were absent.

**B. MODIFICATION OF AGENDA (1-0005; 0320)** - Chairperson Williamson modified the agenda to address item D-3 prior to item D-2.

**C. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0006)** - None.

**D. PUBLIC HEARING:**

**D-1. DISCUSSION AND ACTION REGARDING A REQUEST FROM MADALENA FARROW (PROPERTY OWNER: BOAC, LTD. (FORMERLY BANK BUILDING, INC.)) FOR REDEVELOPMENT INCENTIVE FUNDING IN AN AMOUNT NOT TO EXCEED \$100,000 AND NOT TO EXCEED TWENTY PERCENT OF THE PROJECT COST FOR HEATING, VENTILATION, AND AIR CONDITIONING IMPROVEMENT COSTS, EXTERIOR SHADE STRUCTURES, CONCRETE AND STUCCO ARCHES, LIGHTING, AND LANDSCAPING ON PROPERTY LOCATED AT 600 EAST WILLIAM STREET, APN 002-145-01 (1-0008)** - Mr. Joiner provided background information on this item, and referred to the Redevelopment Incentive Program summary distributed prior to the start of the meeting. Member McCarthy advised that his wife is a tenant of Ms. Farrow's at a different property. He indicated this would not present a conflict of interest and that he would not be recusing himself from discussion or action on this item. Chairperson Williamson thanked Ms. Farrow and Mr. Metcalf for their patience with regard to this matter.

Ms. Farrow displayed photographs of the existing building and a drawing of the proposed improvements. Tom Metcalf, of Metcalf Builders, Inc., reviewed the site plans included in the project proposal. He pointed out the walkway separating the planter and the building wall, the expanded vestibule on the east elevation, and the archway on the southeast elevation. He described the project as enhancing a gateway to downtown by taking a thirty-year-old class A building and giving it a functional face lift. He referred

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to the proposed landscape plan, the elevations, and the budget included in the proposal and reviewed the same.

Member Tresnit expressed appreciation for the Redevelopment Incentive Program summary. He referred to the two Committee meetings at which this item was previously presented, and advised of viewing the Board of Supervisors meeting at which this item was presented. He reviewed critical comments made by Supervisor Livermore and Mayor Masayko regarding the amount of funding allocated to this project, and inquired as to whether redevelopment funding can be allocated for HVAC improvements. Chairperson Williamson discussed the understanding, at the time this item was presented to the Board of Supervisors, that the HVAC and the exterior improvements were to be done in two separate phases. Clarification was subsequently offered which indicated that the project will go forward with both interior and exterior improvements. Chairperson Williamson advised that redevelopment funding has been previously allocated to projects which included HVAC improvements.

Mr. Joiner acknowledged that the requested amount is available in the redevelopment budget. In response to a question, Chairperson Williamson advised that the amount requested is not to exceed \$100,000. Mr. Joiner explained that funding will be allocated on a reimbursement basis after the project is complete, all inspections have been completed, and the final certificate of occupancy has been issued. He acknowledged that a lien will be attached to the property and explained the conditions under which the Redevelopment Authority would be reimbursed in the event the property is sold within the six-year time period. In response to a question, Chairperson Williamson indicated that the information presented is comprehensive. Mr. Joiner acknowledged that his recommendation remains the same as that which was presented during the January and February 2002 Committee meetings. He expressed agreement with the concept that the building is an entrance to the downtown, and suggested that these improvements may initiate the next phase which includes other site improvements/structures. He advised of activities to the east of this property which may initiate redevelopment of the northeast corner at some time in the future. He expressed full support for the project and indicated that it is a good investment on the part of the Redevelopment Authority.

In response to a question, Mr. Joiner advised that the redevelopment incentive funding would not exceed 20% of the project. **Member McCarthy moved to approve the request by Madalena Farrow, property owner BOAC, Ltd., formerly Bank Building, Inc., for redevelopment incentive funding in an amount not to exceed \$100,000 and not to exceed twenty percent of the project costs for heating, ventilation, and air conditioning improvements, exterior shade structures, concrete and stucco arches, lighting and landscaping, on the property located at 600 East William Street, APN 002-145-01. Member Tresnit seconded the motion. Motion carried 4-0.**

**D-2. DISCUSSION AND ACTION REGARDING A REQUEST FROM JOE McCARTHY FOR A GRANT TO HELP UNDERWRITE THE NEVADA DAY MUSIC AND HERITAGE FESTIVAL TO BE HELD AT THE BREWERY ARTS CENTER IN AN AMOUNT NOT TO EXCEED \$5,000 (1-0442)** - Member McCarthy advised of a financial interest in this matter and left the meeting room. Mr. Joiner provided background information on this item, and advised that the former sponsor, Advanced Telecom Group ("ATG"), informed Mr. McCarthy that they would be unable to sponsor this year's event. Mr. Joiner reviewed the request and the festival schedule, and advised that this event is a kick off to Nevada Day activities. He advised that the requested funding is available in the Redevelopment Authority budget and discussed allocation scenarios. Chairperson Williamson commented

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on one of the survey results which indicated that the number one reason people come to downtown Carson City is the Nevada Day Celebration. She discussed the importance of building on “what we do well.” Discussion took place regarding the event budget, other funding sources, and ticket prices for the individual concerts. Chairperson Williamson explained the circumstances surrounding this request for funding, expressed support for the event to draw people to the performance hall and to downtown, and suggested that the request would probably not be made on an annual basis. Member Nietz suggested that the festival be simulcast on KUNR. **Member Nietz moved that the Redevelopment Authority Citizens Committee fund the Nevada Day Music and Heritage Festival 2002 for the Brewery Arts Center in the amount of \$5,000 as a one-time support for the event. Member Tresnit seconded the motion.** Member Nietz commented on the importance of the legislation which deemed that the Nevada Day Celebration would always take place over the weekend. **Motion carried 3-0-1.**

**D-3. DISCUSSION AND ACTION REGARDING THE AIR NATIONAL GUARD BAND OF THE WEST COAST “KEEPING THE SPIRIT ALIVE” FREE CONCERT ON JUNE 30, 2002 AT THE NEW PERFORMANCE HALL AT THE BREWERY ARTS CENTER (FORMERLY ST. TERESA’S CATHOLIC CHURCH) (1-0325)** - Member McCarthy distributed a press release to the Committee members, staff, and the public, and read the same into the record. He suggested the event could include tributes to Gil Ayarbe, Dan Mooney, Josh Busque, and others who assisted in placing the American flag on C-Hill. Chairperson Williamson suggested that the Committee endorse the event, and solicited comments and input. Member Tresnit expressed support for the event and for the opportunity to thank all those involved in the C-Hill flag project. Member McCarthy requested approval from the Committee, and eventually the Redevelopment Authority, to submit the press release to all the media sources in the community. Chairperson Williamson suggested that the Committee endorse the event, that Member McCarthy issue the press release, and that perhaps the Board of Supervisors could issue a proclamation at their first meeting in June.

Member McCarthy advised that he will follow the pattern set forth in the Air National Guard Band of the West Coast press packet. He will be approaching the Mayor to discuss his involvement in presenting the proclamations at the event. **Member Nietz moved to wholeheartedly endorse this effort on behalf of the Brewery Arts Center. Member Tresnit seconded the motion. Motion carried 4-0.**

**E. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS**

**E-1. FUTURE AGENDA ITEMS (1-0660)** - Member Nietz requested staff to agendize discussion regarding the possibility of master plan amendments to change zoning in the historic district.

**F. ACTION ON ADJOURNMENT (1-0725)** - The meeting adjourned by mutual consent at 12:55 p.m.

The Minutes of the May 15, 2002 meeting of the Carson City Redevelopment Authority Citizens Committee are approved this \_\_\_\_\_ day of June, 2002.

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ROBIN L. WILLIAMSON, Chair