

REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE
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A regular meeting of the Redevelopment Authority Citizens Committee was held at 5:30 p.m. on Wednesday, January 12, 2000 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Robin Williamson
Arthur Hannafin
Linda Johnson
Fred Nietz
Morey Tresnit

STAFF: Rob Joiner, Redevelopment Director
Neil Rombardo, Deputy District Attorney
Kathleen King, Recording Secretary
(RACC 01/12/00; Tape 1-0000)

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 (1-0001)** - Chairperson Williamson called the meeting to order at 5:15 p.m.
- B. DETERMINATION OF QUORUM (1-0002)** - Roll call was taken; a quorum was present. Members Browne and McCarthy were absent.
- C. APPROVAL OF MINUTES (1-0006)** - Member Johnson moved to approve the minutes of the December 15, 1999 meeting. Member Hannafin seconded the motion. Motion carried 5-0.
- D. MODIFICATION OF AGENDA (1-0025)** - Chairperson Williamson modified the agenda to address item F-2 first.
- E. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0017)** - None.
- F. DISCUSSION AND ACTION ON:**

F-1. ACTION ON RESOLUTION RECOMMENDING AN AMENDMENT TO THE REDEVELOPMENT PLAN BY ADDING APPROXIMATELY 3.2 ACRES OF REAL PROPERTY OWNED BY THE UNITED STATES FOREST SERVICE, LOCATED AT HIGHWAY 50 WEST, CARSON CITY, NEVADA, AND FURTHER DESCRIBED AS: A PORTION OF THE NW 1/4 SE 1/4 SECTION 31, T.15 N., R 20 E., MOUNT DIABLO MERIDIAN, CARSON CITY, NEVADA. ALSO KNOWN AS APN 9-302-03 (1-0498) - Mr. Joiner described the location of the property, and explained that it "squares off" the adjacent property previously added to the redevelopment district. The United States Forest Service ("USFS") has agreed to allow the City to proceed with a special use permit. Adding the property to the redevelopment district will allow the City to enter into negotiations as with the adjacent parcel. Mr. Rombardo advised that application for the special use permit has not yet been submitted; however, City staff is in the process of completing the necessary documents. He acknowledged that the USFS is in agreement with the concept of selling the parcel, and that there is no access from this parcel to U.S. Highway 50.

At the request of the Committee members, Mr. Rombardo pointed out the subject parcel on a map. He advised that in 1986, the federal government designated this site as unusable because of its landlocked condition. It is bordered by a road, an RV park, and an empty parcel, and there are no trees on it. In addition, the slope of the hill is very steep.

Mr. Rombardo explained that the special use permit is basically a lease with the USFS which would allow

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the City to utilize the parcel for possible future development of a retaining wall and/or parking lot. The USFS has prohibited any structure development. In response to a question, Mr. Rombardo advised that there is a nominal fee for the special use permit; however, it has not yet been stated. He responded to questions regarding the possibility of the USFS revoking the special use permit at some time in the future, and the possibility of a land exchange. **Member Johnson moved to recommend to the Redevelopment Authority approval of a resolution recommending to the Carson City Board of Supervisors an amendment to the Redevelopment Plan Area by adding real property located on the north side of Old Clear Creek Road, APN 9-302-03 to the existing redevelopment area pursuant to NRS 279.608 and other matters properly related thereto. Member Tresnit seconded the motion.** Chairperson Williamson called for public comment on the motion; however, none was provided. **Motion carried 5-0.**

F-2. ACTION ON REQUEST BY BEVERLY BUTLER TO WAIVE A PORTION OF INCENTIVE PAYBACK ON PROPERTY LOCATED AT 602 NORTH CURRY STREET, APN 3-285-04 (1-0027) - Mr. Joiner reviewed the staff report, provided background information on this item, and discussed the improvements funded by the incentive grant. (1-0068) Ms. Butler distributed a letter, together with estimates from Mac Signs and Perfection Plus Paint and Wallpaper. She reviewed the estimates, and discussed plans for landscaping and restoration of the historic porch. Extensive discussion followed regarding the reason the lien was not reflected on the title report, and concern about other properties utilizing redevelopment funds.

Mr. Rombardo produced a recorded copy of the contract and further discussion took place regarding the responsibility of the parties and the title company. Member Johnson suggested that action on this item be deferred for one month until the matter can be researched with the title company. Discussion ensued with regard to the same, Ms. Butler's plans in the meantime, the buyers' knowledge of the \$6,000 lien prior to the purchase, and the intent of the Committee to ensure that other contracts are enforced. Mr. Joiner pointed out that there are two issues to address: the \$6,000 pay back and the condition of approval placed on the grant award. **Member Johnson moved to continue this item until next month so that the legal position of the Committee can be adequately investigated. Member Hannafin seconded the motion.**

Member Hannafin commended Ms. Butler on her desire to improve the property, and commented on the unfortunate timing of this issue. Chairperson Williamson assured Ms. Butler that this development does not reflect on her or her situation. The Committee simply wants to ensure that the title companies are enforcing agreements between the Redevelopment Authority and property owners throughout the downtown area. She called for a vote on the pending motion. **Motion carried 5-0.**

F-3. ACTION ON REQUEST BY DR. MICHAEL ALMARAZ TO WAIVE THE REQUIREMENT OF TWO PARKING SPACES FOR A PROPOSED PROFESSIONAL OFFICE PROJECT LOCATED AT 303 FLEISCHMANN WAY, APN 1-172-01 (1-0656) - Mr. Joiner explained Dr. Almaraz's request for the Committee to consider this proposal in his absence. He reviewed the staff report and advised that the proposed office location is zoned medical/office, which requires one parking space per 200 square feet. Dr. Almaraz is presently a sole practitioner, but has plans to add a partner in the future. He has five employees and schedules two to three patients at a time. Mr. Joiner expressed the opinion that the parking waiver would not adversely impact the surrounding properties, and would improve the circulation pattern. Chairperson Williamson pointed out that the hospital is developing a parking lot further west on Fleischmann Way which could accommodate additional parking.

Member Hannafin expressed his opposition to removal of the existing building, and discussion ensued regarding the location of the building outside the historic/downtown design districts, the age of the building, Mr. Joiner's conversations with the architect, traffic flows and parking lot ingress/egress, parking issues for various medical practices, and expanding the residential/office district. Member Nietz moved to recommend approval by the Redevelopment Authority of a request for a waiver of two parking spaces for a proposed professional office located at 303 Fleischmann Way, APN 1-172-01, subject to a proposed project receiving approval for building and site design by the Downtown Design Guideline Hearing Examiner. Motion died for lack of a second.

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Chairperson Williamson requested clarification on downtown design guidelines for this project, and Mr. Joiner suggested that the project could be submitted to a design review to ensure compatibility with surrounding properties. Member Hannafin discussed the Historic Architecture Review Commission's consideration of expanding the historic district, and discussion ensued with regard to the possibility of relocating the building. Member Johnson suggested that action on this item be continued until such a time as Dr. Almaraz and his architect can be present at a meeting. Discussion ensued with regard to the same, and **Member Johnson moved that this item be continued until the next scheduled meeting or a mutually convenient time. Member Hannafin seconded the motion.** Discussion ensued with regard to scheduling a special meeting to address this matter, if necessary. Chairperson Williamson called for a vote on the pending motion. **Motion carried 5-0.**

F-4. ACTION ON LIMITING USE OF SKATEBOARDING AND ROLLERBLADING IN CERTAIN AREAS OF DOWNTOWN CARSON CITY (1-1093) - Mr. Joiner reviewed this matter which was continued from the last meeting. Mr. Rombardo explained that in discussing this matter with District Attorney Noel Waters and Chief Deputy District Attorney Mark Forsberg, he was advised that the trespassing and destruction of private property laws are sufficient to enforce the problems giving rise to this issue. The offense in both instances would amount to a misdemeanor and a citizens arrest would still be required. In addition, banning rollerblading and skateboarding from the redevelopment area would also include the skating facility at Mills Park. The position of the District Attorney's office is that "No Trespassing" signs are as easy to post as "No Skating" signs.

Discussion ensued with regard to the complaints of skateboarders jumping off the Cal-Fed Bank ATM, racing down the sidewalks while people are shopping, jumping off the Telegraph Square planters, and general disregard for pedestrians. Mr. Joiner explained that Undersheriff Callahan had advised that there are no enforcement provisions for skateboarding on the sidewalk because it is not prohibited by Nevada law. Discussion regarding property damage, safety issues, and potential individual liability followed.

(1-1323) Anna Richter inquired as to the rights of citizens to stop a misdemeanor crime and Mr. Rombardo explained the parameters. Further discussion followed regarding posted signs and individual liability. Mr. Rombardo referred to the sample ordinances attached to his memo and contained in the agenda packets. He advised that if the Committee wants to select a sample ordinance, the District Attorney's Office will approve the same to ensure enforceability. Member Johnson advised of her preference for Section 38.71, on page 184, and suggested that staff draft language accordingly. She offered her assistance, and further suggested that Sheriff's Office staff review the draft as well as the District Attorney's Office. She requested that a representative of the Sheriff's Office be invited to the next meeting to discuss enforcement issues. Discussion followed regarding the ages and physical stature of the actual violators, safety issues, property damage, and submitting the issue to the Board of Supervisors for discussion prior to staff drafting an ordinance. Chairperson Williamson suggested posting signs while staff is in the process of drafting language in order to determine the effectiveness of the signs. Discussion ensued with regard to preventive measures at Cal-Fed Bank and Telegraph Square, and Mr. Joiner advised that the Cal-Fed Bank Manager is redesigning all of their planters and relocating their ATM machines. Further discussion ensued with regard to bicycles, and Mr. Rombardo requested that the Committee consider school areas in drafting the language. **Member Johnson moved that the Committee request staff and the District Attorney's Office to utilize Section 38.71 as the beginning for a draft of an ordinance which can be reviewed at the next meeting, and that a representative of the Sheriff's Office be invited to discuss the enforcement issues with regard to that ordinance. Member Hannafin seconded the motion.** (1-1640) Ms. Richter suggested instituting skateboard/rollerblade etiquette education in the schools and the stores. Mr. Morgan advised of a video produced by the Carson City Sheriff's Office addressing this issue. Discussion ensued with regard to the reasons behind developing the skateboard park. Chairperson Williamson called for a vote on the pending motion. **Motion carried 5-0.**

F-5. STATUS REPORT BY CARSON CITY CHAMBER OF COMMERCE REGARDING A CONTRACT WITH CARSON CITY TO RECRUIT BUSINESS FOR DOWNTOWN (1-1691) - Chairperson Williamson read a letter from Larry Osborne into the record. Mr. Joiner advised that Mr.

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Osborne had requested to appear before the Committee at next month's meeting and provide a more detailed report. Chairperson Williamson responded to questions regarding the contract expiration date, and the contract funding.

F-6. ACTION ON RECOMMENDING AN AMENDMENT TO THE REDEVELOPMENT PLAN PER NRS 279.438 EXTENDING THE LIFE OF THE PLAN BY AN ADDITIONAL FIFTEEN YEARS (1-1757) - Mr. Joiner reviewed the staff report and encouraged the Committee members to direct staff to draft the required resolution and ordinance amendment for submission to the Redevelopment Authority at their next meeting. In response to a question, Mr. Joiner advised that there is no requirement to extend the life of the plan at this time. Member Hannafin commented on the progress made in the redevelopment district since his appointment to the Redevelopment Authority fifteen years ago. Mr. Joiner provided historical information on the first few years of the redevelopment plan, including the lack of tax revenue, legislative tax restructuring which affected banks and other entities, and the devaluation of the Ormsby House on several different occasions. The redevelopment district is now at a point where approved projects will bring more tax revenue to the district.

Member Hannafin commented on the potential impact which may be created by the presence of the freeway bypass. This will require attention from the Committee to further improve the economic viability and appearance of the downtown area, as well as the district in general which now includes Fuji Park. Discussion ensued with regard to bonds exceeding the life of the redevelopment plan. **Member Hannafin moved that the Redevelopment Authority Citizens Committee approve a recommendation to the Redevelopment Authority to approve an amendment to the redevelopment plan by adopting a resolution in support of an ordinance amending the redevelopment plan by adding an additional fifteen years to the life of the plan. Member Tresnit seconded the motion. Motion carried 5-0.**

Chairperson Williamson recessed the meeting at 6:55 p.m. and reconvened the meeting at 7:00 p.m.

F-7. ACTION ON RECONSIDERATION OF MONETARY CAP ON INCENTIVE PROGRAM (1-1899) - Mr. Joiner reviewed the staff report, and discussion ensued with regard to the original decision establishing the \$100,000 figure. Member Johnson suggested that the existing monetary cap remain until there is a reason to change it. Discussion ensued with regard to street abandonments, and the process for reimbursement utilized by other cities. Chairperson Williamson suggested deferring action on this issue until a decision is rendered on the appeal and the Committee members concurred. No formal action was taken.

F-8. DISCUSSION REGARDING REDEVELOPMENT AUTHORITY FY 2000/2001 BUDGET (1-2068) - Mr. Joiner advised that Assessor Kit Weaver will have completed tax increment projections for this year by early to mid-February. The bond payment will remain the same at \$210,000 - \$211,000, and staff is estimating \$275,000 in total revenues from tax increments. He advised that if the Board of Equalization reduces the Ormsby House's tax assessment, the revenue will be replaced by the Staub buildings. Mr. Joiner explained that the Ormsby House reduction will be based on the business value rather than the property value. He reviewed the Budget Revision Request at the request of the Committee members, and discussion ensued with regard to the same. Mr. Joiner advised that negotiations are ongoing with regard to the parking lot between the FIB building and Washington Street Station. An easement will be granted from the State, the parking lot will be resurfaced, and planters will be installed. The Caroline Street landscaping will go forward without the easement. He continued reviewing the Budget Revision Request, specifically the Unreserved Fund Balance category, and discussion followed regarding the amounts indicated.

Mr. Joiner distributed to the Committee members an article from Western Planner regarding tax increment financing. Chairperson Williamson expressed the desire to schedule a workshop with a facilitator to prioritize goals once the budget is finalized. Mr. Joiner distributed an additional article from Western Planner regarding marketing downtown revitalization. He advised that Verne Horton has done some graphic representations of downtown design standards. A brief discussion ensued with regard to an architectural treasure hunt event.

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F-9. ACTION ON CONFIRMATION OF REGULAR MEETING TIME AND DATE (1-2494) - Mr. Joiner advised that Members Browne and McCarthy had agreed to schedule the regular meeting for the second Wednesday of each month. **Member Tresnit moved that the Committee meet the second Wednesday of every month at 5:15 p.m. Member Nietz seconded the motion. Motion carried 5-0.**

F-10. ACTION ON ELECTION OF COMMITTEE VICE-CHAIR (1-2513) - Chairperson Williamson advised that Member Johnson has been the Vice Chairperson for a number of years. **Member Nietz moved to retain Member Johnson as the Vice Chairperson. The motion was seconded and carried 5-0.** Member Johnson formally accepted the position of Vice Chairperson for the record.

G. UPDATE OF REDEVELOPMENT PROJECTS

G-1. FORMER GOLDEN SPIKE BUILDING, 716 NORTH CARSON STREET (\$100,000 INCENTIVE FUND SET-A-SIDE (1-2534) - Member Hannafin advised of meeting with the press yesterday, together with Thomas Johnson. The project is approximately four weeks away from restarting construction. In response to a question, Member Hannafin explained that the Chamber of Commerce business recruitment project has not been focusing on locations. They have simply been attempting to identify businesses which may be interested in moving to Carson City. Member Nietz advised that he would address this issue at the next Mainstreet Committee meeting. Member Hannafin further explained that an inventory of available properties has been provided to interested persons. Chairperson Williamson commented that Washington Street Station should be included in the inventory.

G-2. FORMER LUCKY SPUR BUILDING, 302 NORTH CARSON STREET (1-2617) - Mr. Joiner advised of renewed interest in this building.

G-3. NEVADA STATE MUSEUM, FORMER FIRST INTERSTATE BANK BUILDING PLANS FOR RENOVATION (1-2631) - Previously covered.

G-4. RETAIL AND RESTAURANT PROJECTS (METCALF BUILDERS AND RJS INC.) AT SOUTH CARSON AND EAST TENTH STREETS (1-2633) - Mr. Joiner reported this project is ongoing.

G-5. TELEGRAPH SQUARE PARKING AND STREETScape IMPROVEMENTS (1-2636) - Chairperson Williamson requested that this item be removed from the agenda. Mr. Joiner will check on the budget accounts to determine whether or not another project could be pursued.

H. STAFF COMMENTS (1-2644) - Mr. Joiner advised of the demolition request for the restaurant at 400 South Carson Street which was presented before the Downtown Design Review Hearing Examiner in December 1999. Mr. Bernard, the owner, has had new information since the report rendered by Mel Green, specifically that a broken water pipe caused extensive damage last winter, and that the footings are old and worn out. Based on this information and the lack of interest in the building, Mr. Bernard requested permission to demolish the building. The ordinance states that before demolition is allowed, a plan for replacement of the building or "site improvements" must be presented. Mr. Bernard is developing a plan for a short-term pocket park similar to that located next to the St. Charles Hotel. Community Development staff is encouraging Mr. Bernard to retain the sandstone walls to the north and south of the structure. Chairperson Williamson inquired as to the time frame for the project, and Mr. Joiner advised that he is scheduled to meet with Mr. Bernard, Parks Planner Vern Krahn, and Parks Superintendent Scott Fahrenbruch to discuss some ideas for the park. Mr. Bernard will have a plan drawn and submit it for review. Mr. Joiner explained that the building is not insured and is currently a liability for Mr. Bernard, so he is anxious to move forward with his plans.

(1-2760) In response to a question, Mr. Joiner discussed the Downtowner Motel and the incentive money which was never returned to the Redevelopment Authority after the property went into receivership. Mr. Joiner was advised by the title officers that the Redevelopment Authority was not notified because there was

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not enough money left over to return any. Mr. Rombardo will research the matter to determine whether or not the grant is considered a tax and where the Redevelopment Authority would fall "on the list" with regard to reimbursement.

I. ADJOURNMENT (1-2883) - Member Johnson moved to adjourn the meeting. Chairperson Williamson adjourned the meeting at 7:38 p.m.

The Minutes of the January 12, 2000 meeting of the Redevelopment Authority Citizens Committee are so approved this _____ day of February, 2000.

ROBIN L. WILLIAMSON, Chairperson