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A regular meeting of the Redevelopment Authority Citizens Committee was held at 5:30 p.m. on May 10, 2000, commencing at Telegraph Square, (West Telegraph and North Curry Streets), Carson City, Nevada.

PRESENT: Chairperson Robin Williamson

Vice Chairperson Linda Johnson

Steve Browne Arthur Hannafin Joseph McCarthy Morey Tresnit

STAFF: Rob Joiner, Redevelopment Director

John Givlin, Senior Engineer

Kathleen King, Recording Secretary (RACC 05/10/00; Tape 1-0001)

NOTE: Unless indicated otherwise, each item was introduced by Chairperson Williamson. A tape recording of the proceedings which took place in the City Hall Capitol Conference Room is on file in the Clerk-Recorder's Office and is available for review and inspection during regular business hours.

- **A. CALL TO ORDER** (1-0005) Chairperson Williamson called the meeting to order at 6:10 p.m.
- **B. DETERMINATION OF QUORUM** (1-0007) Roll call was taken; a quorum was present. Member Nietz was absent. Chairperson Williamson explained the reason for Member Nietz's absence and a brief discussion took place with regard to the same.
- C. APPROVAL OF MINUTES APRIL 12, 2000 MEETING (1-0025) Member Hannafin moved to approve the minutes of the April 12, 2000 meeting as submitted. Member Tresnit seconded the motion. Motion carried 6-0.
- **D.** MODIFICATION OF AGENDA (1-0036) Chairperson Williamson noted that the members had toured the Washington Street Station construction site in addition to visiting the proposed location for the Telegraph Square sign. (1-1007) Chairperson Williamson modified the agenda to address item F-4 prior to item F-3.
- E. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0043) None.
- F. DISCUSSION AND ACTION ON:
- F-1. REQUEST BY DOREEN MACK (LOFTY EXPRESSIONS) FOR IDENTIFICATION SIGN AT NORTH CARSON STREET AND WEST TELEGRAPH STREETS Chairperson Williamson, Members Browne, Hannafin, and McCarthy, and Mr. Joiner visited the proposed location with Doreen Mack earlier in the evening. Discussion took place regarding the location of the transformer and Ms. Mack measured the distance between the transformer and the proposed location for the sign.

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(1-0045) Mr. Joiner introduced Senior Engineer John Givlin and diagramed the subject area, including the proposed location for the sign and the location of the transformer. He inquired of Mr. Givlin as to his opinion of the proposed location. Mr. Givlin recommended taking measurements in order to determine visibility and sight obstructions. Discussion took place regarding whether the sign would indicate a direction, and Ms. Mack referred to the drawing presented at the April meeting. Mr. Joiner advised that the sign would be visible to both north and southbound traffic. In response to a question, Mr. Givlin indicated that safety would be City staff's main concern. Mr. Joiner advised that he will also be contacting Streets Operation Manager John Flansberg to discuss the project.

Mr. Givlin inquired as to parking in the area and Mr. Joiner indicated the location of the first parking space. He acknowledged that it is far enough away from the proposed location that the sign would not cause a sight obstruction as a driver is backing from the space. Member Hannafin suggested a position for the sign which would further reduce obstruction and increase visibility. Mr. Joiner acknowledged that there is plenty of room for pedestrian movement. Ms. Mack advised that she had contacted Dan Mooney who, in turn, will be contacting Member Hannafin to discuss design and engineering of the sign.

Discussion took place regarding the cost of the sign and the source of the funding, and Ms. Mack indicated that she would be requesting redevelopment funds. Vice Chairperson Johnson expressed a concern over setting a precedent and suggested that the Committee consider working with the Telegraph Square Consortium and other merchant groups to develop a policy for matching contributions. Mr. Joiner referred to the discussion at the last meeting regarding an arched sign, and suggested that this theme could be continued throughout the downtown area. Vice Chairperson Johnson suggested including this proposal in the strategic planning process. Member Hannafin concurred, and discussed the need to review the downtown street scape to determine what is needed in the way of signage, gateways, etc. Chairperson Williamson referred to the idea of kiosks, as discussed at the last meeting, to advertise events and activities in the downtown area. Ms. Mack expressed the opinion that the kiosks should be placed in strategic areas of town such as in front of the Convention and Visitors Bureau and the Tourism Commission.

Chairperson Williamson requested that Mr. Joiner work with Dan Mooney and Development Engineering staff to determine the parameters for the sign and cost estimates. Further discussion regarding design followed, and Mr. Givlin suggested that the sign could be manufactured in the City's sign shop.

F-2. REQUEST BY NORMAN AND BETTY METCALF FAMILY TRUST FOR AN AGREEMENT WITH THE CITY ON A DEVELOPMENT AGREEMENT FOR IMPROVEMENTS TO SOUTH PLAZA STREET (1-0327) - Mr. Joiner reviewed the staff report and referred to the Development Agreement and the Ordinance included in the agenda materials. In response to a question, Mr. Metcalf advised that the project cost is up to \$1.35-\$1.4 million. Mr. Givlin explained that the improvements done by the Metcalf Family were not required in the agreement. Since the project is eligible for redevelopment funds, the one mechanism that can be utilized is a Participation Agreement. Mr. Joiner provided background information on the Tenth Street abandonment, and discussed the private improvements made to the public property. Discussion took place regarding previously provided funding and the possible outcome of the pending litigation. Mr. Metcalf explained the financial elements of the project, and advised that "the total financial gain to the Metcalfs for the building will be \$74,000."

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At the request of Chairperson Williamson, Mr. Metcalf diagramed the project, including the parking areas. Further discussion took place regarding the previously provided funding. Mr. Metcalf discussed the possibility of leasing space from Copeland Lumber for overflow parking. Member Browne moved to approve a recommendation to the Redevelopment Authority/Board of Supervisors to accept an agreement with Norman and Betty Metcalf Family Trust with Carson City on a development agreement for improvements to South Plaza Street including parking, landscaping, and irrigation, with landscaping and irrigation to be maintained by the Norman and Betty Metcalf Family Trust in consideration of compensation to the trust in the amount of \$42,000 utilizing Redevelopment Revolving Account Funds. Member Hannafin seconded the motion, and requested an explanation as to the source of the \$42,000. Mr. Joiner referred to the Redevelopment Account Funds report included in the agenda materials and reviewed the same. Discussion took place regarding available funds and anticipated funds, previously funded events and activities, anticipated funding requests, an additional street scape project, and the benefits of public parking and maintenance of the landscaping.

Mr. Metcalf acknowledged that he plans to open the restaurant the first week of June. He advised that new projections for gross sales are over \$3 million a year. Mr. Joiner acknowledged that his projections had included the increase in property taxes. In response to a question, he explained that the District Attorney's staff had advised that the incentive program cap of \$100,000 can be changed at any time with the agreement of the Redevelopment Authority. He clarified that the subject project is using incentive funds for public improvements, not for the project. Mr. Givlin advised that City funds had been utilized as the Streets Department had assisted with demolition work and subgrading.

In response to a question, Mr. Joiner advised that \$60,000 to \$65,000 was spent on Telegraph Square. Vice Chairperson Johnson compared the subject project to Telegraph Square. She suggested clarifying the motion, in order to maintain consistency for future requests, to indicate that the action taken is actually participation with a developer in the form of a development agreement wherein public property is improved to benefit redevelopment. Mr. Joiner suggested that the funds could be allocated from another category and discussion ensued with regard to the same. Chairperson Williamson called for a vote on the pending motion. **Motion carried 6-0.** Mr. Metcalf thanked the Committee.

F-3. REQUEST BY DR. RICHARD KLEIN FOR COMMENTS REGARDING HIS PROPOSAL TO REHABILITATE AND REDESIGN THE EXTERIOR OF A BUILDING LOCATED AT 501 SOUTH CARSON STREET, APN 4-061-01 (1-1107) - Bob Fredlund, representing Dr. Klein, referred to the letter and drawings included in the agenda materials, and requested input from the Committee members regarding the redesign project. In response to a question, Member Hannafin advised that he did not design the building but drew up plans at the request of Gary Leibhard. Mr. Joiner indicated that the Ormsby House may be redesigned; however, plans have not yet been submitted. Discussion took place with regard to changing the roof design, adding arches similar to those on the legislative building, the parking lot, and the planters. Vice Chairperson Johnson suggested waiting until the Ormsby House decides on plans for redesign. Mr. Fredlund advised that he and Dr. Klein have been in contact with the Ormsby House architect and are awaiting a response regarding their plans. If the Ormsby House maintains the same look, Dr. Klein is not interested in pursuing a similar design.

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In response to a question, Member Hannafin expressed the opinion that the mansard roof should be redesigned and the windows modified. He suggested stucco for the entire building and adding column shapes. Mr. Joiner discussed various ideas for redesigning the building, and commented that since the building stands alone it wouldn't necessarily have to be consistent with other buildings in the area. Mr. Fredlund advised that the existing sandstone will need to be removed as it is presently failing. Chairperson Williamson advised of funding available through the Mainstreet Committee for an artist's rendering. Mr. Fredlund thanked the Committee members for their time.

F-4. REQUEST BY CARSON CINEMA GROUP, LLC FOR AN EXTENSION OF INCENTIVE FUNDING FOR THE WASHINGTON STREET STATION PROJECT, LOCATED AT 716 NORTH CARSON STREET, APN 3-283-04 (1-1013) - Vice Chairperson Johnson and Member Hannafin left the meeting room. Member Browne moved that the Carson City Redevelopment Authority Citizens Committee recommend to the Redevelopment Authority/Board of Supervisors an extension to the \$100,000 set-aside of incentive funding for Carson Cinema Group, LLC for improvement to the property located at 716 North Carson Street, APN 3-283-04 from June 1, 2000 to September 1, 2000. Member McCarthy seconded the motion. He advised of the anticipated completion date of September 1, 2000 indicated by Thomas Johnson earlier in the evening. Member Browne amended his motion to extend the funding to October 1, 2000. Discussion followed regarding extending the funding for six months and Member Browne amended his motion to indicate an extension to December 31, 2000. Member McCarthy continued his second. Motion carried 4-0-3-0.

Member Browne left the meeting at 7:00 p.m. Vice Chairperson Johnson and Member Hannafin returned to the meeting, and a quorum was present. Member McCarthy advised Vice Chairperson Johnson and Member Hannafin of the action taken.

- F-5. ACTION ON DEVELOPMENT OF A REDEVELOPMENT AUTHORITY PROGRAM FUNDING APPLICATION (1-1330) Mr. Joiner referred to the sample application included in the agenda materials. Vice Chairperson Johnson expressed a concern over receiving applications from individuals rather than organizations, and suggested developing applicant criteria. Committee consensus was to require individual representation by an organization. The Committee members reviewed and revised the application form. Mr. Joiner will make the appropriate revisions, and invited the Committee members to call him with further revisions. Vice Chairperson Johnson pointed out the need to notify the public of the application deadline in a timely manner. No formal action was taken.
- F-6. STRATEGIC PLANNING PROCESS FOR THE REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE (1-1885) Several Committee members advised of having met with Mr. Mooney or of scheduled meetings in the near future. Vice Chairperson Johnson commented on the need to move forward with this process. Mr. Joiner discussed the need for a master plan.
- F-7. REDEVELOPMENT BUDGET ACCOUNT SUMMARIES (1-1922) Member McCarthy commended Mr. Joiner on the Redevelopment Account Funds report. Mr. Joiner will update and provide a report on a monthly basis. Member Hannafin requested that the report reflect a remaining balance for the appropriate fiscal year. (Vice Chairperson Johnson left the meeting at 7:43 p.m. A quorum was still

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present.) (1-1965) Mr. Joiner advised that the report was for FY00/01, and discussion took place regarding funded events for the remainder of 2000 and for calendar year 2001; and property tax revenues from Costco, the Metcalf/Staub project, Washington Street Station, and the Ormsby House.

- G. REVIEW OF EXISTING PROJECTS IN THE REDEVELOPMENT AND DISCUSSION OF FUTURE REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE AGENDA ITEMS (1-1940) Chairperson Williamson advised that the time capsule would be opened on Tuesday, May 16, 2000 at 12:00 p.m.
- H. STAFF COMMENTS None.
- **I. ADJOURNMENT** (1-2142) Member McCarthy moved to adjourn the meeting at 7:51 p.m. Member Hannafin seconded the motion. Motion carried 4-0.

The Minutes of the May 10, 2000 meeting of the Redevelopment Authority Citizens Committee are so approved this _____ day of July, 2000.

ROBIN L. WILLIAMSON, Chairperson