

**CARSON CITY REDEVELOPMENT AUTHORITY**

**Minutes of the May 18, 2009 Meeting**

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**DRAFT**

A meeting of the Carson City Redevelopment Authority was held during the scheduled Board of Supervisors meeting, on Monday, May 18, 2009 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Robin Williamson  
Member Shelly Aldean  
Member Robert Crowell  
Member Pete Livermore  
Member Molly Walt

**STAFF:** Larry Werner, City Manager  
Alan Glover, Clerk - Recorder  
Nick Providenti, Finance Department Director  
Melanie Bruketta, Chief Deputy District Attorney  
Kathleen King, Recording Secretary

**NOTE:** A recording of these proceedings, the Redevelopment Authority's agenda materials, and any written comments or documentation provided to the Clerk during the meeting are public record. These materials are available for review, in the Clerk-Recorder's Office, during regular business hours.

**7. CALL TO ORDER AND ROLL CALL (1:13:24)** - Chairperson Williamson called the meeting to order at 1:13 p.m. All Redevelopment Authority members were present constituting a quorum.

**8. ACTION TO APPROVE THE CARSON CITY REDEVELOPMENT AUTHORITY TENTATIVE BUDGET AS THE FINAL BUDGET FOR FISCAL YEAR 2009 - 10 (1:13:33)** - Chairperson Williamson introduced this item. Mr. Providenti reminded the Redevelopment Authority that the tentative budget "would be with the adjusted new tax rate because we are going to have to rework this tax rate as well for the \$0.18 amount." He responded to questions regarding the method by which the budget figures will be recalculated in consideration of SB312. He offered to provide the new calculations to the Redevelopment Authority members later in the day. Discussion took place regarding the possible effect, on the redevelopment authority budget, of AB468.

Member Livermore suggested giving consideration to re-directing redevelopment incentive funding to the capital projects listed in the budget materials. Chairperson Williamson expressed concern over not having provided sufficient public notice. Discussion followed, and Chairperson Williamson suggested agendizing an item for a future Redevelopment Authority meeting and / or before the Redevelopment Authority Citizens Committee. Chairperson Williamson entertained a motion. **Member Crowell moved to approve the Carson City Redevelopment Authority tentative budget as the final budget for the year 2009 - 2010, with the exception that the tax rate be readjusted by removing the \$0.18 increase in property tax. Member Walt seconded the motion.** Chairperson Williamson called for public comment and, when none was forthcoming, a vote on the pending motion. **Motion carried 5-0.**

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**9. ACTION TO ADJOURN** (1:19:26) - Chairperson Williamson adjourned the meeting at 1:19 p.m.

The Minutes of the May 18, 2009 Carson City Redevelopment Authority meeting are so approved this \_\_\_\_\_ day of June, 2009.

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ROBIN L. WILLIAMSON, Chair

ATTEST:

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ALAN GLOVER, Clerk - Recorder

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A meeting of the Carson City Redevelopment Authority was held during the regularly scheduled Board of Supervisors meeting, on Thursday, May 21, 2009 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Robin Williamson  
Member Shelly Aldean  
Member Robert Crowell  
Member Pete Livermore  
Member Molly Walt

**STAFF:** Larry Werner, City Manager  
Alan Glover, Clerk - Recorder  
Nick Providenti, Finance Department Director  
Melanie Bruketta, Chief Deputy District Attorney  
Kathleen King, Recording Secretary

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**22. CALL TO ORDER AND DETERMINATION OF QUORUM (9:58:51)** - Chairperson Williamson called the meeting to order at 9:58 a.m., noting the presence of a quorum.

**23. ACTION ON APPROVAL OF MINUTES - April 16, 2009 (9:59:01)** - Supervisor Livermore moved approval of the minutes, as presented. Supervisor Aldean seconded the motion. Motion carried 5-0.

**24. OFFICE OF BUSINESS DEVELOPMENT - ACTION TO APPROVE THE SUMMER CONCERT SERIES 2009, FRIDAYS AT THIRD AGREEMENTS FOR ASSIGNMENT OF VENDING SPACE FOR (1) BELLA FIORA WINES, CHAD MENA, PARTNER; (2) HIGH SIERRA FOOD AND BEVERAGE, INC., JIM PHALAN, OWNER (9:59:35)** - Mr. Werner introduced and provided background information on this item, and provided an overview of the agreements included in the agenda materials. In response to a question, Deputy Business Development Manager Tammy Westergard advised that the Brewery Arts Center, the local arts agency, already has in place the necessary infrastructure, staging equipment, etc. to accommodate the Summer Concert Series. She advised that the Summertime Street Life Program also includes the Farmer's Market, which was submitted to a competitive bid process. In response to a further question, she distributed to the Redevelopment Authority members copies of the Summer Concert Series budget. In response to a comment, she explained that the Summer Concert Series is scheduled over a period of 16 weeks, "the first leg" of which is nine shows scheduled at the Third Street location. The remaining six show locations are to be determined depending upon the entities with interest in a 50 / 50 partnership with the Redevelopment Authority. Ms. Westergard acknowledged that the subject agreements are relative to the Friday night concerts at Third Street. She

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responded to questions regarding the payment schedule outlined in the agreements. She expressed appreciation to Senior Deputy District Attorney Joel Benton and the Third Street business owners for their cooperative assistance in developing the agreements.

Member Livermore thanked Ms. Westergard for meeting with him yesterday, and related details of their conversation. In response to a question, Ms. Westergard advised that the Brewery Arts Center (“BAC”) will continue partnering with the Office of Business Development to facilitate events at locations other than Third Street. She noted the importance of successful events “in the front end of the summer, and not ... expend[ing] resources planning things that may or may not have a following.” She advised that the BAC contract is in the process of being finalized. Member Livermore requested Ms. Westergard to ensure the final contract is submitted to the Redevelopment Authority. He expressed understanding for the roles of the site and event coordinators, as outlined in the agreements, after having met with Ms. Westergard. Mr. Werner explained that the contracts were drafted with a lot of flexibility. Member Walt thanked Ms. Westergard for her presentation and Mr. Phalan for his attendance at the meeting. She expressed appreciation to all who had invested efforts in developing the agreements, and looks forward to the summer events. Chairperson Williamson described the process as “transitioning into where we want to be.” She expressed appreciation for the “great partners,” and advised that the events will begin on June 5<sup>th</sup> in coordination with other downtown events. She advised that the Summer Concert Series is transitioning more and more toward the City having a smaller role.

Chairperson Williamson opened this item to public comment. (10:11:51) Jim Phalan, of Firkin and Fox, thanked the Redevelopment Authority for the opportunity to continue the Fridays at Third Street events. He provided an overview of a MSNBC article regarding the importance of downtowns serving as the heart of a city. He reiterated his thanks. Member Walt thanked Mr. Phalan for last Friday’s event celebrating the end of Bike to Work Week. Mr. Phalan discussed plans to continue the annual Bike to Work Week event, and opportunities for other events to be held at the Firkin and Fox.

Chairperson Williamson called for additional public comment; however, none was forthcoming. Member Aldean advised of clerical corrections to the agreements which she would review with Mr. Benton. **Member Aldean moved to approve the Summer Concert Series 2009 Fridays at Third agreements for assignment of vending space for Bella Fiora Wines, Chad Mena, partner; and High Sierra Food and Beverage, Inc., Jim Phalan, owner. Member Crowell seconded the motion. Motion carried 5-0.**

At Chairperson Williamson’s request, Ms. Westergard provided an overview of the customer service seminar, which took place yesterday at the Carson Nugget, the proceeds from which were donated to the flower baskets program. Ms. Westergard provided an overview of the flower baskets program and the installation process.

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**25. ACTION TO ADJOURN (10:18:36)** - Chairperson Williamson adjourned the meeting at 10:18 a.m.

The Minutes of the May 21, 2009 Carson City Redevelopment Authority meeting are so approved this \_\_\_\_\_ day of June, 2009.

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ROBIN L. WILLIAMSON, Chair

ATTEST:

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ALAN GLOVER, Clerk - Recorder