

CARSON CITY REDEVELOPMENT AUTHORITY

Minutes of the July 1, 2010 Meeting

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A meeting of the Carson City Redevelopment Authority was held during the regularly scheduled Board of Supervisors meeting, on Thursday, July 1, 2010 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

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

STAFF: Larry Werner, City Manager
Alan Glover, Clerk - Recorder
Neil Rombardo, 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 part of the public record. These materials are available for review, in the Clerk's Office, during regular business hours.

17. CALL TO ORDER AND ROLL CALL (10:31:20) - Chairperson Williamson called the meeting to order, noting the presence of a quorum.

18. ACTION ON APPROVAL OF MINUTES - June 3, 2010 (10:31:28) - Vice Chairperson Aldean moved to approve the minutes, as presented. Member Crowell seconded the motion. Motion carried 5-0.

19. OFFICE OF BUSINESS DEVELOPMENT - ACTION TO APPROVE THE PROPOSED ADDITIONS AND REVISIONS TO THE REDEVELOPMENT AUTHORITY INCENTIVE PROGRAM'S LIEN AND AGREEMENT (10:31:56) - Chairperson Williamson introduced this item. Business Development Manager Joe McCarthy provided background information and reviewed the agenda materials. Member Walt inquired as to the possibility of including language to assure property and landscape maintenance. Mr. Werner suggested the incentive funding agreement as the most appropriate place for such language. Vice Chairperson Aldean noted the applicability of the lien agreement to the property owners for whom incentive program funding was recently approved. She further noted the recent discussion of suspending the incentive funding program. She expressed agreement with Member Walt's concerns regarding property maintenance.

Chairperson Williamson expressed concern over the lien agreement revisions resulting in a disincentive to potential investors. Discussion followed, and Vice Chairperson Aldean noted the advantage of demanding repayment to recoup the Redevelopment Authority's incentive funding in order to make it available for other infrastructure projects. "On the other hand, we haven't really lost anything because we have suspended the decline of the lien for that period of time when they're not producing any sales tax." Vice Chairperson Aldean further noted the caveat that the succeeding business which occupies the incentivized property "has to be a sales-tax generating business." She suggested considering the issues further and amending an amendment at a future date. Member Walt noted that incentive funding generally increases the value of the property to which it is allocated.

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Chairperson Williamson entertained additional Redevelopment Authority discussion and public comments. None were forthcoming. In response to a question, Mr. McCarthy advised that the revised lien agreement would be used for the applicants to whom redevelopment incentive funding was recently approved. Chairperson Williamson entertained a motion. **Vice Chairperson Aldean moved to approve the proposed additions and revisions to the Redevelopment Authority Incentive Programs Lien and Agreement and to direct staff to consider a method by which to address hardship cases. Member Crowell seconded the motion. Motion carried 4-1.**

20. ACTION TO ADJOURN (10:44:25) - Chairperson Williamson adjourned the meeting at 10:44 a.m.

The Minutes of the July 1, 2010 Carson City Redevelopment Authority meeting are so approved this 21st day of October, 2010.

ROBIN WILLIAMSON, Chair

ATTEST:

ALAN GLOVER, Clerk - Recorder