

CARSON CITY REDEVELOPMENT AUTHORITY

Minutes of the January 5, 2017 Meeting

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A regular meeting of the Carson City Redevelopment Authority was scheduled to take place during the Board of Supervisors meeting on Thursday, January 5, 2017 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Karen Abowd
Vice Chairperson Lori Bagwell
Member John Barrette
Member Brad Bonkowski
Member Robert Crowell

STAFF: Nick Marano, City Manager
Sue Merriwether, Clerk - Recorder
Adriana Fralick, Chief Deputy District Attorney
Cheryl Eggert, Deputy Clerk

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.

14. CALL TO ORDER AND ROLL CALL (9:27:20) - Chairperson Abowd called the meeting to order at 9:27 a.m., noting the presence of a quorum.

15. PUBLIC COMMENT (9:27:28) - Chairperson Abowd entertained public comment. (9:27:45) Lee Conley inquired as to enforcement of the encroachment policy. Chairperson Abowd expressed the understanding that the encroachment policy "is still in the works ... and has not come before us ..." Community Development Director Lee Plemel explained that the Firkin & Fox's patio space "is under a different situation than that encroachment permit." Mr. Plemel was uncertain as to the arrangement, between the Firkin & Fox and the City. Mr. Marano provided additional clarification.

(9:29:02) Doug Cramer, representing Mom & Pop's Diner, also inquired as to the encroachment policy. Chairperson Abowd reiterated that the policy is in the process of being developed. Mr. Cramer advised that he has had "tables ... since 1995 outside, and ... umbrellas out there." He further advised that his tables "are a little bigger than what's being required. ... a few of them are six inches wider." He requested a variance on his existing tables.

Mr. Cramer provided background information on his restaurant. He discussed a recently constructed gazebo, and plans for future food service. Chairperson Abowd advised Mr. Cramer to speak with City staff about agendaing a future item. Mr. Plemel reviewed the schedule for the encroachment permit standards to be presented to the Redevelopment Authority. Chairperson Abowd entertained additional public comment; however, none was forthcoming.

16. POSSIBLE ACTION ON APPROVAL OF MINUTES - November 17, 2016 (9:34:28) - Chairperson Abowd entertained a motion. **Member Bonkowski moved to approve the minutes, as presented. Member Bagwell seconded the motion. Motion carried 4-0-1, Member Barrette abstaining.**

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17. CITY MANAGER - POSSIBLE ACTION TO ELECT THE CHAIR AND VICE CHAIR OF THE REDEVELOPMENT AUTHORITY, EACH FOR ONE-YEAR TERMS ENDING DECEMBER 31, 2017 (9:34:52) - Chairperson Abowd introduced this item, and Mr. Marano reviewed the agenda materials. Member Bagwell suggested that Chairperson Abowd continue as chair, and offered to serve as the vice chair. Chairperson Abowd entertained discussion, and Member Crowell commended Chairperson Abowd and Member Bagwell on their qualifications. Chairperson Abowd entertained public comment and, when none was forthcoming, a motion. **Member Bonkowski moved to appoint Karen Abowd as the chair of the Redevelopment Authority, and Lori Bagwell as the vice chair of the Redevelopment Authority, each for terms ending on December 31, 2017. Member Crowell seconded the motion.** Chairperson Abowd called for a vote on the pending motion.

RESULT:	Approved [5 - 0]
MOVER:	Member Brad Bonkowski
SECOND:	Member Robert Crowell
AYES:	Members Bonkowski, Crowell, Bagwell, Barrette, and Chair Abowd
NAYS:	None
ABSENT:	None
ABSTAIN:	None

18. COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION - POSSIBLE ACTION TO ADOPT A RESOLUTION AMENDING RESOLUTION NO. 2016-RA-R-3 AND 2016-R-22 TO CONTINUE THE CARSON CITY REDEVELOPMENT FAÇADE IMPROVEMENT PROGRAM FOR REDEVELOPMENT PROJECT AREAS 1 AND 2, AND AMEND PROVISIONS RELATED TO PROJECT ELIGIBILITY REQUIREMENTS (9:37:06) - Chairperson Abowd introduced this item, and Community Development Director Lee Plemel reviewed the agenda materials. Chairperson Abowd expressed concern that “those that have started construction are eliminated from funding. It's tough to get on a contractor's schedule right now and, because of the schedule of review, ... as long as someone submits an application but has started construction, ... they shouldn't be ineligible. It's a matter of being proactive and getting on someone's schedule to get the project done ...” Member Bonkowski agreed. “There are some timing issues here, not just with getting on ... a contractor's queue to get the work done but also with financing.” Member Bonkowski further agreed that “as long as somebody has submitted an application for approval of funding, they should go out to start construction with the understanding that if they don't get approval, then they're not going to get any reimbursement. ... there is a risk there if they're depending on reimbursement of funds. And I wouldn't suggest they do that but I also don't think that we should penalize people and say, 'Only people that can wait until May of every year are going to be able to apply for this.' That was never the intent of this program.”

Extensive discussion took place to clarify the provisions of the resolution relative to the mechanics of the program. Chairperson Abowd entertained public comment and, when none was forthcoming, a motion. **Member Bonkowski moved to adopt Resolution No. 2017-RA-R-1, amending Resolution No. 2016-RA-R-3 and Resolution No. 2016-R-22 to continue the Carson City Redevelopment Façade Improvement Program for Redevelopment Project Areas 1 and 2, and amend provisions related to project eligibility requirements pursuant to the discussion which took place during this meeting. Member Barrette seconded the motion.** Chairperson Abowd entertained discussion on the motion and, when none was forthcoming, called for a vote.

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RESULT:	Approved [5 - 0]
MOVER:	Member Brad Bonkowski
SECOND:	Member John Barrette
AYES:	Members Bonkowski, Barrette, Crowell, Vice Chair Bagwell, Chair Abowd
NAYS:	None
ABSENT:	None
ABSTAIN:	None

19. PUBLIC COMMENT (10:33:03) - Chairperson Abowd entertained public comment; however, none was forthcoming.

20. ACTION TO ADJOURN (10:33:11) - Chairperson Abowd adjourned the meeting at 10:33 a.m.

The Minutes of the January 5, 2017 Carson City Redevelopment Authority meeting are so approved this 16th day of March, 2017.

KAREN ABOWD, Chairperson

ATTEST:

SUSAN MERRIWETHER, Clerk - Recorder