

CARSON CITY REDEVELOPMENT AUTHORITY
Minutes of the July 3, 1996, Meeting
Page 1

A meeting of the Carson City Redevelopment Authority was held during the regularly scheduled Carson City Board of Supervisors meeting on Wednesday, July 3, 1996, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 1 p.m.

PRESENT: Chairperson Tom Tatro and Members Marv Teixeira, Greg Smith,
Janice Ayres and Kay Bennett

STAFF PRESENT: City Manager John Berkich, Clerk-Recorder Alan Glover,
Finance and Redevelopment Authority Director Mary
Walker, Public Works Director Jay Aldean, Deputy District Attorney
Paul Lipparelli, Deputy Public Works Director Tim Homann, and Recording Secretary Katherine McLaughlin
(B.O.S 7/3/96 Tape 1-1360.5)

Mayor Teixeira recessed the Board of Supervisors session and passed the gavel to Chairperson Tatro, who immediately convened the Redevelopment Authority. Chairperson Tatro indicated for the record that a quorum was present although Member Ayres had stepped from the room--2:25 p.m. (See Board of Supervisors Minutes of July 3, 1996, for discussion/action on the other Agenda items.)

FINANCE AND REDEVELOPMENT DIRECTOR - Mary Walker - ACTION ON A RESOLUTION CONCERNING INCREMENT FINANCING FOR THE CARSON CITY REDEVELOPMENT AUTHORITY; AUTHORIZING THE ISSUANCE OF AND SPECIFYING THE DETAILS FOR THE AUTHORITY'S REDEVELOPMENT PROJECT TAX ALLOCATION BONDS, SERIES JULY 1, 1996; CREATING CERTAIN FUNDS AND ACCOUNTS; AUTHORIZING THE EXECUTION AND DELIVERY OF THE PURCHASE CONTRACT AND THE ESCROW AGREEMENT; AUTHORIZING AND RATIFYING THE SALE OF THE BONDS; SPECIFYING THE INTEREST RATE ON AND OTHER TERMS AND CONDITIONS OF SUCH BONDS AND THEIR FORM; AND PROVIDING THE EFFECTIVE DATE HEREOF (1-1375.5) - Howarth and Associates Representative Scott Nash explained the reasons that the bonds were higher than originally estimated had been due to the facts that the bonds were not rated, are for a small amount, has a small tax base which includes the Ormsby House, and the announcement about the grand jury investigation. Two potential bidders had withdrawn from the process. The bidder's problems selling the entire bond packet were noted. Clarification indicated that the bonds had been sold contingent upon Authority and Board action today. Ms. Walker then defined the impact which the Ormsby House's bankruptcy/closure had had on the bonds. For this reason the bond had used the 96-97 assessed values for its revenue source. This proved that the City would be able to make the bond payments without the Ormsby House. The funding is to be used for the Downtown Beautification Project. It also refunds old debt incurred by the Redevelopment Authority and provides \$300,000 for the Spike/Spur or other similar projects. (Member Ayres returned during this discussion--2:35 p.m. A quorum was present as previously indicated.) Public comments were solicited but none given. Member Smith moved that the Redevelopment Authority adopt Resolution No. 1996-RAR-5, A RESOLUTION CONCERNING INCREMENT FINANCING FOR THE CARSON CITY REDEVELOPMENT AUTHORITY; AUTHORIZING THE ISSUANCE OF AND SPECIFYING THE DETAILS FOR THE AUTHORITY'S REDEVELOPMENT PROJECT TAX ALLOCATION BONDS, SERIES JULY 1, 1996; CREATING CERTAIN FUNDS AND ACCOUNTS; AUTHORIZING THE EXECUTION AND DELIVERY OF THE PURCHASE CONTRACT AND THE ESCROW AGREEMENT; AUTHORIZING AND RATIFYING THE SALE OF THE BONDS; SPECIFYING THE INTEREST RATE ON AND OTHER TERMS AND CONDITIONS OF SUCH BONDS AND THEIR FORM; AND PROVIDING THE EFFECTIVE DATE HEREOF. Member Ayres seconded the motion. Following a request for an amendment, Member Smith amended his motion to include allowing replacement Pages 3 and 4 as presented. Member Ayres continued her second. Member Teixeira questioned the reasons the grand jury impanelment had increased the rate. Discussion between Member Teixeira and Mr. Nash indicated that the bidder had not indicated a reasons for this increase. Member Teixeira pointed out the City's bond rating is A+ which is the same as Las Vegas. Mr. Nash felt that the grand jury could impact the interest rate on the proposal to seek a \$14.5 million bond, however, it may not as it is rated, more information will be known about the grand jury, and the City's GO bonding capacity will be included in the equation. Ms. Walker indicated that the Hospital's revenue bond may be impacted. If the City undertakes a revenue bond for highway improvements, this issue could be impacted also. Revenue bonds are considered less secure than GO bonds. The motion to adopt Resolution No.

CARSON CITY REDEVELOPMENT AUTHORITY
Minutes of the July 3, 1996, Meeting
Page 2

1996-RAR-5 as indicated was voted and carried 5-0.

There being no other matters for consideration, Member Teixeira moved to adjourn. Chairperson Tatro seconded the motion. Motion carried unanimously and Chairperson Tatro adjourned the Redevelopment Authority.

A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

The Minutes of the July 3, 1996, Carson City Redevelopment Authority meeting

1996. ARE SO APPROVED ON__November_21__,

_____/s/_____

Tom Tatro, Chairperson

ATTEST:

_____/s/_____
Alan Glover, Clerk-Recorder