

CARSON CITY REDEVELOPMENT AUTHORITY
Minutes of the August 1, 1996, Meeting
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A meeting of the Carson City Redevelopment Authority was held during the regularly scheduled meeting of the Carson City Board of Supervisors on Thursday, August 1, 1996, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, which began at 10 a.m.

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

STAFF PRESENT: John Berkich City Manager
Alan Glover Clerk-Recorder
Al Kramer Treasurer
Mary Walker Redevelopment Director
Paul Lipparelli Deputy District Attorney
Katherine McLaughlin Recording Secretary
(B.O.S. 8/1/96 Tape 1-1515.5)

Mayor Pro-Tem Smith 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 Teixeira was absent. (See Board of Supervisors Minutes of August 1, 1996, for discussion/action on the other Agenda items.)

APPROVAL OF MINUTES - May 2, 1996 - Member Smith moved to approve. Members Ayres and Bennett seconded the motion. Motion carried 4-0.

A. ACTION ON JENNIFER M. LOPICCOLO'S REQUEST FOR REDEVELOPMENT INCENTIVES FOR THE PROPERTY LOCATED AT 123 SECOND STREET (1-1526.5) - Ms. Walker gave the Authority photographs of the building and explained the project, the Committee's and staff's recommendation, and the funding. (She took the photographs back at the end of the Board of Supervisors discussion/action on this item.) Chairperson Tatro further explained the Committee's recommendation. Ms. Lopiccolo was present to answer any questions. The funding recommendation was discussed at length including any potential requests for funding and the possibility of additional funding in the future. Ms. Walker stressed that there had never been a commitment that the funding would always be available for this incentive program. She indicated that the Authority may wish to offer other incentives due to the lack of funding. Member Bennett encouraged the Authority to develop an ongoing financial program. Chairperson Tatro indicated that these issues would be considered in the near future.

Ms. Lopiccolo explained her reasons for selecting the site and commended the Authority on its redevelopment efforts and the incentive programs.

Treasurer Al Kramer explained that the funding for the program is through a tax on the properties within the district.

Member Ayres commended Ms. Walker, the Committee, and the property owners on their redevelopment efforts. Member Ayres moved that the Redevelopment Authority approve Ms. Lopiccolo's application for Redevelopment Authority Incentives for the project known as the Old Ormsby House located at 123 Second Street in an amount not to exceed \$50,000 to be paid as follows: \$24,935 at the time of the completion of the project as required by the Redevelopment Incentives Program and the remaining \$25,065 to be paid only if the City receives reimbursements from past Redevelopment Incentives Projects if those properties are sold within the reimbursement timeframe; the incentives are subject to the property owner signing a lien and grant agreement in accordance with the Redevelopment Incentives Program; further, the Redevelopment Authority hereby finds this project meets the requirements of the NRS 279.486 and finds the project is of benefit to the redevelopment area and the immediate neighborhood in which the redevelopment area is located and that no other reasonable means of financing this project is available; the Authority further determines the incentive amount paid by the Redevelopment Authority shall be on a reimbursement basis only after the work has been completed and as tax dollars or other financing is available to the Redevelopment Authority; further, this application is approved subject to the applicant fulfilling any other City requirements; fiscal impact is not to exceed \$50,000; funding source is the Redevelopment

Incentives Program. Member Smith seconded the motion. Motion carried 4-0. Chairperson Tatro commended the Lopiccolos on their plan and wished them success.

BREAK: A five minute recess was declared at 11:55 a.m. Chairperson Tatro reconvened the session at 12 noon. A quorum of the Authority was present although Member Teixeira was absent.

B. ACTION ON CONTRACT NO. 9596-240 - DOWNTOWN BEAUTIFICATION STREET LIGHTING - TEN ADDITIONAL LIGHTS (1-1932.5) - Following Ms. Walker's introduction, Member Bennett moved that the Redevelopment Authority accept the Purchasing Agent's recommendation on Contract No. 9596-140 and authorize the amendment of the original Purchase Order to Sternberg Vintage Lighting, 7401 Oak Park Avenue, Niles, Illinois, for an additional contract amount of \$8,801.10 for ten additional poles for a total amount of 120 poles coated with black powder, prior B.O.S. funding contract award of \$97,790, funding source is Carson Street Beautification as provided for in 9697. Member Smith seconded the motion. Discussion explained the need for 120 poles between Fifth and Caroline. The "cobra" lights will be removed. Clarification indicated the contract number was wrong on either the agenda or the Board Action form. This was felt to be an insignificant problem which should not delay the Board's action. The motion to approve acquisition of ten additional lights was voted and carried 4-0.

C. ACTION ON CONTRACT NO. 9596-113 - DOWNTOWN BEAUTIFICATION ENGINEERING SERVICES - CONTRACT AMENDMENT (1-2015.5) - Following Ms. Walker's explanation of the additional services required for the project, Member Smith moved that the Redevelopment Authority accept the Purchasing Department's recommendation on Contract No. 9596-113 and authorize the Mayor to sign the attached Amendment to Palmer Engineering, Inc., 1175 Fairview Drive, Suite N, Carson City, Nevada, for a not to exceed amount of \$2,620.92, funding source Carson City Beautification Project - Redevelopment Revolving Fund as provided for in FY 9596. Members Ayres and Bennett seconded the motion. Motion carried 4-0.

D. ACTION ON CONTRACT NO. 9697-028 - DOWNTOWN BEAUTIFICATION CONSTRUCTION ADMINISTRATION, CONTRACT APPROVAL (1-2052.5) - Ms. Walker explained the need for a contract administrator. Discussion indicated that when the street overlay was done, nothing was done with the electrical or landscaping. Coordination with NDOT and interpretation of the plans are required. Member Ayres moved that the Redevelopment Authority accept the Purchasing Department's recommendation on Contract No. 9697-028 and authorize the Mayor to sign the attached agreement to Palmer and Lauder Engineers, Inc., 1175 Fairview Drive, Suite N, Carson City, Nevada 89701, for a not to exceed amount of \$9,900; funding source is Carson City Beautification Project Redevelopment Fund as provided for in FY 9596; impact, if approved, the above referenced account could be decreased by \$9,900. Following a request to correct the motion, Member Ayres amended her motion to indicate the funding source is provided in FY 9697. Member Bennett seconded the motion. Discussion indicated the downtown area is becoming very exciting with all of the changes which are occurring. Member Smith encouraged the public to drive through the area. Ms. Walker indicated that she had received several telephone calls on the project, all of which had been supportive. Ms. Walker thanked the public for its support and patience. The motion to approve the contract was voted and carried 4-0.

OTHER COMMENTS (1-2175.5) - Member Bennett encouraged Ms. Walker to have a dedication ceremony/handprint and date in the cement. Ms. Walker indicated cement would be poured on Monday and invited the Authority and public to meet with the artist designing the medallions on Sunday afternoon at 2 p.m.

There being no other matters for consideration as the Redevelopment Authority, 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 August 1, 1996, Carson City Redevelopment Authority meeting

A R E S O A P P R O V E D

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ON ___ November _21___, 1996.

_____/s/_____

Tom Tatro, Chairperson

ATTEST:

_____/s/_____
Alan Glover, Clerk-Recorder