

A session of the Carson City Redevelopment Authority was held during the regularly scheduled Carson City Board of Supervisors meeting of Thursday, December 16, 1993, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, which began at 9 a.m.

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

STAFF PRESENT: John Berkich City Manager
Mary Walker Redevelopment Director
Paul Lipparelli Deputy District Attorney
Katherine McLaughlin Recording Secretary
Fran Smith Recording Secretary
(B.O.S. 12/16/93 Tape 1-2798)

Mayor Teixeira recessed the Board of Supervisors session and passed the gavel to Chairperson Tatro, who immediately convened the Redevelopment Authority. Chairperson Tatro noted for the record that the entire Authority was present, constituting a quorum. (See Board of Supervisors Minutes of December 16, 1993, for discussion/action on the other Agenda items.)

A. ACTION ON RESOLUTION ESTABLISHING THE REDEVELOPMENT SEISMIC RETROFIT PLAN AND EXCEPTIONS TO THE UNIFORM BUILDING CODE AND UNIFORM CODE FOR BUILDING CONSERVATION FOR THE REDEVELOPMENT AREA - Chairperson Tatro noted the Redevelopment Citizen's Committee support for the proposals. Ms. Walker explained the purpose of the proposal and introduced Melvyn Green. Both Chairperson Tatro and Ms. Walker stressed the need to modify the Code requirements based on the feeling that the property owners would remodel and make the seismic modifications for public safety rather than allow the buildings to continue to deteriorate. Ms. Walker also thanked Ms. Goddard, Mr. McPhail, and Mr. Lipparelli for their work on the ordinance. Mr. Green used slides to illustrate and define the earthquake and safety problems encountered with the historic buildings and (2-0035) to explain mitigation procedures. He felt that Carson City was moving forward based on its desire to balance the public safety issues with the property rights. He felt that Redevelopment monies should be used to construct the improvements. Chairperson Tatro thanked him for his assistance and support for the program. Mr. Lipparelli noted the proposal would not modify the Building Code requirements but would allow the Building Official to make exceptions to the Building Code in the Redevelopment area as provided in the Statutes. Ms. Walker noted that the appropriate ordinance would be considered in January. (2-0265) Bob McFadden explained his acquisition of the St. Charles Hotel and the impact the Code seismic requirements would have on his renovation plans. Chamber of Commerce Representative Shelley Turner thanked everyone for their work on the program and her feeling that this was a "common sense approach". The Chamber requested extension of the "exceptions" to include the entire City based on the lack of an inventory of the unreinforced buildings found throughout the City. Mainstreet President Steve Browne explained Mainstreet's support for the program. **Member Teixeira moved that the Redevelopment Authority adopt Resolution No. 1993-RAR-6, A RESOLUTION AUTHORIZING THE BUILDING OFFICIAL TO MAKE EXCEPTIONS TO THE UNIFORM BUILDING CODE AND UNIFORM CODE FOR BUILDING CONSERVATION FOR EXISTING STRUCTURES IN THE CARSON CITY REDEVELOPMENT AREA. Member Smith seconded the motion. Discussion noted Building Official Karen Goddard was present. Comments were solicited but none made. The motion to adopt Resolution No. 1993-RAR-6 was voted and carried 5-0.**

B. ACTION ON RESOLUTION ESTABLISHING THE CARSON CITY REDEVELOPMENT

AUTHORITY SEISMIC RETROFIT INCENTIVES PROGRAM (2-0405) - Ms. Walker stressed the desire to have a public/private partnership to achieve the renovation needed downtown. The two step program was outlined. Redevelopment would pay for the first \$1500 in costs incurred for an engineer to perform a seismic study of a building. Additional costs would be split on a fifty-fifty basis with the building owner. Reasons for the recommending the program were outlined. Seismic construction costs for the roof and parapets would be reimbursed on a one-third basis. Any other seismic retrofit costs would be reimbursed on a twenty percent basis. The proposal would improve public safety in the downtown area. Total funding for the engineering studies, which would be under Ms. Walker's control, would be limited to \$10,000. Additional comments were solicited but none made. Member Teixeira moved that the Redevelopment Authority adopt Resolution No. 1993-RAR-7, A RESOLUTION ESTABLISHING THE CARSON CITY REDEVELOPMENT AUTHORITY SEISMIC RETROFIT INCENTIVES PROGRAM. Member Bennett seconded the motion. Following a request for an amendment, Member Teixeira amended his motion to include fiscal impact is not to exceed \$10,000 per year for preliminary seismic evaluation and a percent of seismic construction, funding source is the Redevelopment Incentives Program Budget and prior year carryover. Member Bennett continued her second. Comments were again solicited but none made. Motion carried 5-0.

C. ACTION ON MR. McFADDEN'S REQUEST FOR REDEVELOPMENT INCENTIVES FOR THE ST. CHARLES HOTEL PROJECT LOCATED AT 302-034 SOUTH CARSON STREET (2-0610) - Chairperson Tatro delineated the Redevelopment Authority Citizen's Committee recommendation. Ms. Walker briefly outlined the building's history, the proposed renovation plans, and the funding source. Robert McFadden displayed sketches of the completed project and detailed his plans. Member Bennett commended him on his efforts. Member Smith moved that the Redevelopment Authority approve Mr. McFadden's application for incentives for the project known as the "St Charles Hotel" in the amount of \$39,247 subject to the Applicant filing a property lien in accordance with the Redevelopment Incentives Program and signing a Redevelopment Incentives Grant Agreement; further, the Redevelopment Authority hereby finds this project meets the requirements of NRS 279.486 in that 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 rehabilitation 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 and new financing is available to the Redevelopment Authority, fiscal impact not to exceed \$39,247, and funding source Redevelopment Authority Incentives Program and bonding. Member Bennett seconded the motion. Additional comments were solicited but none made. Motion carried 5-0.

Chairperson Tatro thanked Mr. McFadden for his dedication and efforts and wished well in his endeavors.

Member Teixeira moved to adjourn. Member Ayres seconded the motion. Motion carried 5-0. 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 December 16, 1993, Carson City Redevelopment Authority meeting

ARE SO APPROVED ON _____ March 17 _____, 1994.

/s/ _____
Tom Tatro, Chairperson