

**CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE**  
**Minutes of the December 15, 1999 Meeting**  
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A regular meeting of the Carson City Redevelopment Authority Citizens Committee was held at 5:15 p.m. on Wednesday, December 15, 1999 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

**PRESENT:** Chairperson Robin Williamson  
Steve Browne  
Art Hannafin  
Linda Johnson  
Joe McCarthy  
Fred Nietz  
Morey Tresnit

**STAFF:** John Berkich, City Manager  
Al Kramer, Treasurer  
Rob Joiner, Redevelopment Director  
Juan Guzman, Senior Planner  
Neil Rombardo, Deputy District Attorney  
Kathleen King, Recording Secretary  
(RACC 12/15/99; Tape 1-0001)

**NOTE:** Unless indicated otherwise, each item was introduced by Chairperson Williamson. A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review and inspection during regular business hours.

- A. CALL TO ORDER (1-0001)** - Chairperson Williamson called the meeting to order at 5:15 p.m.
- B. SWEARING IN OF MEMBERS (1-0002)** - The recording secretary administered the oath of office to the members.
- C. DETERMINATION OF QUORUM (1-0040)** - Roll call was taken; a quorum was present.
- D. APPROVAL OF MINUTES (1-1022)** - Member Hannafin moved to approve the September 8, 1999 minutes. Member Johnson seconded the motion. Motion carried 7-0.
- E. MODIFICATION OF AGENDA (1-0047)** - Chairperson Williamson modified the agenda to address item H-1 prior to item D.

**F. COMMITTEE REPORTS**

**1. DOWNTOWN STREET ABANDONMENTS - JUDICIAL REVIEW (1-1032)** - Mr. Joiner reported that a decision should be rendered by the end of this month. He reminded the Committee of the appeal of the district court decision, and advised that the City may owe a major land holder \$500,000. Chairperson Williamson discussed the issue of applicability of the statute of limitations.

**G. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0050; 1-0922)** - Tom Metcalf advised of the new address for his project, 1055 South Carson Street. He discussed the progress of the 7,000 square foot theme restaurant, and the success of the working relationship with the co-developer. He reported that the office buildings are essentially filled and listed the tenants, including Enterprise Rent-A-Car, Realty Executives, Carson Station Grill, Janet Staub's State Farm Insurance, Avanti Hair Care Salon, and Richard Staub's law office. Mr. Staub is constructing executive suites with approximately fourteen private offices, and common conference rooms, receptionist, coffee center, and post office boxes. The tenants are committed and have invested over \$750,000 in improvements to the building which is now costing over a million dollars. He stated he did not request the full \$100,000 because he didn't think the building would cost that much. "Plaza Street has become an issue", however. The developers "could have just striped eight stalls and

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called it good, spent a few hundred dollars," but they opted to install 22 City parking spaces at a cost of over \$60,000. An additional \$12,000 was provided, and additional assistance for Plaza Street is needed. He advised that most of the improvements to Plaza Street have been made. Once the landscaping is installed, the owners will be irrigating under their own water meter and paying for the irrigation from now on. He clarified that he is requesting redevelopment money to "accentuate" the Plaza Street project because it cost more than anticipated. Mr. Joiner suggested that the Streets Department may be able to reimburse the project. Chairperson Williamson pointed out that the matter would have to be agendized for the next meeting.

**H. DISCUSSION AND ACTION ON:**

**1. DISCUSSION AND ACTION REGARDING A REQUEST BY THE REDEVELOPMENT DIRECTOR TO AMEND THE REDEVELOPMENT PLAN BY ADDING REAL PROPERTY LOCATED AT FUJI PARK, THE UNDEVELOPED, NORTH PARKING LOT (15.3 ACRES), 700 WEST CLEAR CREEK ROAD, CARSON CITY, NEVADA, ALSO KNOWN AS CARSON CITY ASSESSOR'S PARCEL NUMBER 9-302-05; EXCEPTING THEREFROM ALL PORTIONS LYING WITHIN U.S. HIGHWAY 395; ALSO EXCEPTING THEREFROM ALL PORTIONS LYING NORTHWESTERLY OF THE NORTHWESTERLY 150 FOOT RIGHT-OF-WAY LINE OF STATE HIGHWAY ROUTE 3 (U.S. 50) AS CONSTRUCTED IN 1957; ALSO EXCEPTING THEREFROM ANY PORTION OF SAID LAND LYING SOUTHEASTERLY AT THE NORTHWESTERLY BOUNDARY LINE OF OLD CLEAR CREEK ROAD; TO THE REDEVELOPMENT AREA, AND OTHER MATTERS PROPERLY RELATED THERETO (1-0052)**

- Mr. Joiner introduced Mr. Rombardo and advised that he had researched the original redevelopment law from 1986, as well as statutes affecting the redevelopment district. Mr. Joiner referred to his staff report and the comparison made to the City of Sparks which has a contiguous downtown redevelopment district and an additional satellite area east of the district which includes the former Helms Pit as the Sparks Marina Project. Non-contiguous parcels allow for redevelopment as well as bringing property tax revenues back to the core redevelopment area for projects. Mr. Berkich displayed a site drawing and advised that the City has been approached in the last several months by five different developers/companies interested in the subject parcel. The area is developing into a center of influence simply because of the interchange configuration of the future freeway. One of the interested companies is Costco which was asked to consider this site after looking at many other sites in Carson City. Conversations with Costco representatives have continued to the point that City staff requested input from the District Attorney's staff regarding proper procedure. The District Attorney's staff advised of two possible procedures: public auction of the site through the Board of Supervisors or, the subject proposal to incorporate the parcel into the redevelopment district. This provides for the very important capability of negotiating the sale of the property and determining its future use. Mr. Berkich introduced Walter Kozinski and Carl Kavlick of Costco, and advised that there is not yet any written agreement between the parties at this time. The City is moving toward a deal on this site, and this is the first step in the public process prior to the Redevelopment Authority taking formal action. Mr. Kozinski, of Costco, advised that his company has been interested in the Carson City area for quite some time. The Reno store has been open since 1988, and has not been able to keep pace with the demands of the members and customers. Costco is aware of the need to address better service for the members living in Carson City, and is "very keen on working with the City." The subject parcel has been studied extensively and Costco is "excited to move forward." Member Hannafin advised of his membership on the original Redevelopment Authority through which the first district was defined. His understanding was that when the first district was formulated, qualified areas could be added; however, to date, this has not been done and the redevelopment district only encompasses the downtown area. He inquired as to whether the Redevelopment Authority is legally free to establish another district or area, and where the revenue would go relative to development of the property. Mr. Rombardo advised that outside counsel has reviewed the plan and declared it to be "legal." He cited applicable statutes, including NRS 279.519, which allows areas within a redevelopment area or plan to be non-contiguous. The statute also delineates the procedures and requirements for adding a non-contiguous area, including that the property is blighted (NRS 279.388(8)), and/or that the property is necessary for effective redevelopment, which is easily proven as this property will substantially increase the income to the current redevelopment area. Mr. Rombardo acknowledged that the property tax will be

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allocated to the redevelopment district, and the sales tax will be allocated to the general fund. Mr. Berkich advised that a team of City representatives, including legal department and other qualified staff, will negotiate the sale. The Redevelopment Authority will approve the final sale once it is conveyed from the Board of Supervisors. Mr. Rombardo explained that in order to allow exclusive negotiations, the property will have to be added to the redevelopment area, then approved by ordinance by the Board of Supervisors. The Board will then have to convey the property to the Redevelopment Authority. Once this is done, the Redevelopment Authority has the right to exclusively negotiate the sale. The proceeds of the sale will be channeled through the Redevelopment Authority as the owner of the property. Member Hannafin pointed out that the Redevelopment Authority Citizens Committee could recommend that the property tax be allocated to other entities. Chairperson Williamson clarified that the issue was to decide whether or not to add the subject parcel to the redevelopment district. Member Johnson commented that "this is a huge win for redevelopment and for Carson City, both from the consumer point of view and from the taxpayer point of view." Discussion ensued with regard to Costco, other interested retailers, the special use permit requirement, impacts to and remedies for Fuji Park, and parking issues. Mr. Rombardo clarified that the subject parcel is completely separate from Fuji Park, and has a commercial zoning designation in the master plan. There is a very small piece of U.S. Forest Service land contiguous to the subject parcel which has a conservation reserve zoning designation. Discussions with regard to requiring the retailer to allow overflow parking have taken place. Parks and Recreation Director Steve Kastens has advised that there are only about 14 days a year scheduled for events at Fuji Park which would require overflow parking. Mr. Joiner added that, with few exceptions, the events are scheduled at non-peak times for the retailer. (1-0445) Karen Hoover expressed her opinion that Fuji Park is a "peaceful gem of a park, and is the only dog park in Carson City." She uses Fuji Park on a daily basis, and believes that a retailer like Costco would threaten the quality and the life of the park. The park's main users are dog shows, car shows, equestrian events, bike races, religious groups, go carts, and weddings. She expressed the opinion that if Fuji Park was relocated, it could never be replaced as it is now. She inquired as to how the Fuji family would feel about the subject proposal. Chairperson Williamson clarified that the Fuji family had donated \$20,000 for a park, not necessarily the land. (1-0474) Craig Hoover expressed the opinion that although the procedure appears to be legal, it violates the spirit of the redevelopment concept. Creating "a satellite redevelopment agency just to circumvent the normal procedures" is inappropriate. He discussed a more appropriate location, the low income housing next to the subject parcel, the possibility of other businesses locating next to Costco as part of their client base, and the need for "islands of protection" in our society. He believes that a large retailer would "devastate the park," and that events such as go carts and equestrian shows would be inappropriate for any other area. He inquired as to plans for environmental assessments. Mr. Guzman advised that environmental values are taken into consideration as part of the special use permit/change of land use process; however, there is no requirement for environmental assessment. As part of the U.S. Forest Service process, an environmental assessment will be done for the three acres of U.S. Forest Service land. Mr. Guzman acknowledged that a comment period would be opened regarding the three acres. Mr. Hoover inquired further as to who will pay for the new signal which will have to be installed. He expressed the opinion that Costco will not want to install off-site improvements. He stated that a more appropriate location for a large retailer would be next to Home Base and Target in Douglas County, as the infrastructure is already in place. (1-0574) Anna Uptegrove commented on the "desperate need for more funds in this City" due to its rapid growth, and the need for a regional transportation system. (1-0597) Tom Metcalf, Vice President of the Builders Association, expressed the "100 percent" support of the builders and developers for Costco to "go onto that property." He concurred with Ms. Uptegrove's comments that Carson City needs business to generate revenues for future and proper growth. (1-0612) Jim Perry, of the Carson City School District, requested an impact statement to determine if the school district would be receiving any revenue. Chairperson Williamson reiterated that if the parcel is included in the redevelopment district, the property tax would be allocated to the Redevelopment Authority through the life of the district which is now fifteen years with the option of an additional fifteen years. Use of the revenue would then be determined by the Redevelopment Authority and the Board of Supervisors. The sale of the property would go through the Redevelopment Authority to be added to the general fund or retained in redevelopment funds. The sales tax would be allocated to the general fund. Other private properties would most likely convert their uses if this parcel is developed as a commercial site. This would result in an increase in property taxes which could be allocated to the school district. Chairperson Williamson advised of a conversation with Department of

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Education staff wherein she was informed that additional property taxes do not necessarily go to the school district. There is an accommodation for distressed counties which generally receive more State funding. Member Browne apologized to the Hoovers for including Fuji Park in his discussion about commercialization of the subject area of town. He agreed with the Hoovers that Fuji Park is a wonderful park. He advised he would be basing his decision strictly on whether putting a Costco there "will kill the park", not on whether Fuji Park is "in play in the future." Member Browne disagreed with the comment that the transaction is being handled in an underhanded manner. Under the law, the City can only sell land to the highest bidder which in no way allows for the highest and best use of the land. The proposed process, allows the City's elected officials to make the best decisions for the highest and best public use of the land. He suggested that the City review the current laws, and advised that he will give consideration to the Hoovers' position regarding Fuji Park. (1-0765) Mr. Metcalf concurred with Member Browne's comments; advised that the RV park would not remain the same use for much longer; and expressed support, on behalf of the builders and developers, for relocating the park if necessary. Mr. Joiner pointed out that redevelopment law was created so government could conduct transactions like businesses do. (1-0825) Mrs. Hoover clarified that her objection is to the proposed location of the retailer, not to the retailer itself. (1-0829) Doreen Mack suggested installing landscape on the Fuji Park side so that it will appear to be part of a park system instead of a large, cement structure. Chairperson Williamson distributed a letter from Willie Kershner, Chairman of the Downtown Mainstreet Council, indicating a unanimous "resolution of support to amend the redevelopment plan to add the parcel of undeveloped parking at Fuji Park, 700 West Clear Creek Road." She pointed out that the Redevelopment Authority and the Board of Supervisors can accept no less than the appraised value of the property, and that an appraisal is being conducted. Member Browne moved to recommend to the Redevelopment Authority approval of a resolution recommending to the Carson City Board of Supervisors an amendment to the redevelopment plan area by adding real property located 700 Clear Creek Road, Carson City, Nevada, APN 9-302-05, also known as the north parking lot at Fuji Park, to the existing redevelopment area pursuant to NRS 279.608 and other matters properly related thereto. Members Hannafin, Johnson, and Tresnit seconded the motion. In response to a question, Chairperson Williamson advised that public testimony will be heard at the Board of Supervisors meeting on Thursday, December 16, 1999 at 2:00 p.m., and at the Regional Planning Commission meeting on Monday, December 20, 1999. Mr. Guzman advised that public comment could probably still be received at the Parks and Recreation Commission meeting which was being conducted concurrently with this meeting. Chairperson Williamson called for a vote on the pending motion. Motion carried 7-0. Member Johnson expressed appreciation, on behalf of the Committee, for the public comment.

**H-2. DISCUSSION AND ACTION REGARDING REVIEW OF THE 1999 CARSON CITY FARMER'S MARKET AND PROPOSED BUDGET FOR 2000 FARMER'S MARKET (1-1070) -** Mr. Joiner reported that last year's market was a great success in spite of the controversy over moving it to the Pony Express Pavilion. The farmers and the merchants "loved" the location and want to bring it back next year. He reminded the Committee that they had decided to reconsider the budget and phase out funding of the Farmer's Market from redevelopment funds. He referred the Committee members to the 2000 break down of costs contained in their packets, and reviewed the same. He advised of an unexpected cost last year for a professional street sweeper, and pointed out that the management fee had been cut in half. Shirley Adshade-Sponsler discussed the proposal for funding the farmer's market for two years with grant assistance for advertising. Her expectations for the Farmer's Market at the Pony Express Pavilion in some ways were far exceeded and in other ways fell short. Initially, the plan was to have lots of different restaurants there, so that people would stay and enjoy the entertainment; however, this was not the case. She expressed the opinion that as the market grows, it will be more beneficial to have people moving through the market in a more timely fashion. She would like to continue to have food available, but it seemed to be a hardship for the restaurants to come for the amount of time and the presence of more than one restaurant would be difficult. Promotional availability for the businesses existed because of the market's weekly schedule. She hopes the Carson City market will develop a "European feel," with different types of food products, home and garden products, and produce. She advised that over the course of the summer, there were at least 17 local businesses functioning at the Farmer's Market on a weekly basis. Member McCarthy discussed last year's \$4,000 grant to support publicity and the fact that, because the Committee had received information from the Main Street Council that they had extended a period of support for a number of years, the

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Committee was specific in its motion that the funding would be for one year and be reconsidered the next year if there were specific income statements presented with regard to revenue and expenses. Discussion ensued with regard to the Committee's budget, and how the expenditure would further the goals of the Redevelopment Authority. Mr. Joiner pointed out that until recently the Pony Express Pavilion could have been considered a blighted area. Utilizing it for the Farmer's Market is, in a sense, revitalizing an area of the redevelopment district. Ms. Adshade-Sponsler discussed the positive view that the Farmer's Market brings to Carson City and, specifically, the east side of town. Discussion ensued with regard to other users of the pavilion, the 15 acres of undeveloped land on the corner of State Street and William Street, the possibility of a grant from the general fund, and the focus of the Redevelopment Authority on the downtown area. Member Browne clarified that his opposition was not due to the market moving from the downtown area. He pointed out that the Pony Express Pavilion is in the middle of a City park which makes the Farmer's Market a Parks and Recreation Commission issue. He expressed the opinion that holding the Farmer's Market in a park does nothing to further downtown redevelopment goals. Ms. Adshade-Sponsler responded to questions regarding the Convention and Visitors Bureau funding received last year, and the maximum possible grant from the Convention and Visitors Bureau. Chairperson Williamson commented that the Farmer's Market was a positive experience and a positive reflection on redevelopment. Discussion ensued with regard to other groups requesting redevelopment funding for events to be held at the Pony Express Pavilion, the positive impact to businesses in the area of the Pony Express Pavilion, the need for individual businesses to sponsor events, and the possibility of the Farmer's Market "dying" for lack of funding. Member Hannafin commented that although he hated to see the Farmer's Market be moved from downtown, he was a regular customer and will continue to be. He concurred with the statements made earlier that the location of the Farmer's Market does not further the goals of the Redevelopment Authority, that he did not hear any evidence which would indicate the specific need for the \$2500, and has not seen a budget for the Redevelopment Authority Citizens Committee which would indicate any ability to provide the requested funding. Member Hannafin moved that the Redevelopment Authority Citizen's Committee recommend that the Redevelopment Authority and the Board of Supervisors not approve the Carson City Farmer's Market at the Pony Express Pavilion for \$2,500 with funding from Redevelopment Authority budget, whatever that is. Member McCarthy seconded the motion. Member Browne suggested that language be added to the motion requesting that the Board of Supervisors find another funding source for the event. Member Hannafin amended his motion to reflect encouragement to the Board of Supervisors to find an alternative funding source. Member McCarthy continued his second. Motion carried 6-1. Ms. Adshade-Sponsler expressed appreciation for the assistance and support provided last year, and understanding of the Committee's position.

**H-3. DISCUSSION AND ACTION ON REDEVELOPMENT AUTHORITY CITIZEN'S COMMITTEE BYLAWS AS RECENTLY REVISED (1-2086)** - Mr. Joiner advised that this item was agendaized to provide for input from the Committee members. (1-2387) Discussion ensued with regard to suggested revisions.

**H-4. DISCUSSION AND ACTION ON DIRECTION REGARDING SKATEBOARDING AND ROLLER BLADING ON SIDEWALKS IN DOWNTOWN CARSON CITY (1-1765)** - Mr. Joiner discussed the property damage done to the Cal-Fed Bank ATMs, windows, and cameras; and to the recently completed Telegraph Square improvements. He has discussed the issue with Doreen Mack, Renee Mayo, and Member Hannafin. He referred the Committee members to the Reno ordinance contained in their agenda packets, and commented that the ordinance is rather "harsh" and "broad." He discussed the matter with Undersheriff Bill Callahan and was advised that it is not illegal to skateboard on the sidewalk in Nevada. Undersheriff Callahan proposed to prohibit skateboarding in certain areas. Mr. Joiner referred the Committee members to Mr. Rombardo's concerns contained in the December 10 memorandum. He discussed vandalism and theft of signage, and the derogatory and threatening behaviors toward customers and staff of the Cal-Fed Bank. Member Tresnit advised of his conversation with Aleta Murphy of Cal-Fed Bank wherein she informed him that, after an exchange of letters with Undersheriff Callahan, her only recourse was to make a citizens arrest, and detain the offenders until law enforcement could arrive. (1-1895) Doreen Mack discussed the specific activities of the skateboarders, including jumping off the ATM machines which are approximately 10' tall onto the landing of Cal-Fed Bank. She has talked to them and asked them not to do this, and has called the police. Customers have complained of near misses, property is being

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defaced, and liability is becoming a concern. Member Johnson suggested rewriting the language contained in the Reno ordinance, defining boundaries in which to prohibit skateboarding, and making provisions for posting signs in the areas where it is prohibited. Chairperson Williamson requested Mr. Rombardo to re-write the language and he acknowledged that he would do so. Mr. Rombardo pointed out that the act of skateboarding should not be made illegal, but the manner in which it is done should be regulated. The State has certain policies regarding conservation of energy and alternative methods of transportation. Skateboarding is considered an alternative method of transportation, and this needs to be taken into account. However, people jumping off ATMs is not considered within that purview. Discussion ensued with regard to possible wording. No formal action was taken.

Members Browne and Hannafin left the meeting at 6:58 p.m. A quorum was still present.

**H-5. DOWNTOWN DESIGN GUIDELINES, INCLUSION OF MINIMUM PROPERTY MAINTENANCE STANDARDS (1-2091)** - Mr. Joiner advised that this item was reagendaized because of previous discussions. There was nothing specific to review.

**I. UPDATE OF REDEVELOPMENT PROJECTS**

**I-1. FORMER GOLDEN SPIKE BUILDING, 716 NORTH CARSON STREET (\$100,000 INCENTIVE FUND SET-A-SIDE (1-2097)** - Member Johnson reported on an unforeseen condition which had to be submitted to a bidding process. Bids have been received, however, she did not know the amounts. She advised the developers are ready to move forward and that the target date for completion is June 2000.

**I-2. FORMER LUCKY SPUR BUILDING, 302 NORTH CARSON STREET (\$75,000 INCENTIVE FUND SET-A-SIDE) (1-2133)** - Chairperson Williamson requested that this item be removed from future agendas.

**I-3. NEVADA STATE MUSEUM, FORMER FIRST INTERSTATE BANK BUILDING PLANS FOR RENOVATION (1-2140)** - Mr. Joiner reported that the project is "on track." The State Public Works Board will let the bid in January, the project will be without a mural, and should be completed in May or June of 2000.

**I-4. RETAIL AND RESTAURANT PROJECTS (METCALF BUILDERS AND RJS INC.) AT SOUTH CARSON AND E. TENTH STREETS (1-2155)** - Chairperson Williamson reported that while the Committee was on hiatus, the developers were given an additional \$12,000. Mr. Joiner suggested that the Streets Department may be able to provide additional funding assistance. He described the improvements made to Plaza Street as a condition the City had placed on Mr. Metcalf for abandoning Tenth Street. Chairperson Williamson advised that the Streets Department had assisted with demolition work, grading, and slurry seal.

**I-5. TELEGRAPH SQUARE PARKING AND STREETScape IMPROVEMENTS (1-2208)** - Mr. Joiner reported that bills are still trickling in, the bike racks have been ordered, and the pavers will be installed in the near future. Discussion ensued with regard to use by bicyclists.

**J. PUBLIC COMMENTS (1-2393)** - Mr. Kramer advised of a meeting with the new owners of the Ormsby House. Two things will transpire in the near future: the valuation of the Ormsby House will be appealed based on the sale, and the new owners have committed to \$10 million in improvements over the next three years. Therefore, property tax revenues for the next year will go down but after that they should steadily rise for the following three years. The "down side amount" will depend upon the success of their arguments before the Board of Equalization.

Member McCarthy left the meeting at 7:10 p.m. A quorum was still present.

**K. ADJOURNMENT (1-2425)** - Member Johnson moved to adjourn the meeting. Member Tresnit

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seconded the motion. Chairperson Williamson adjourned the meeting at 7:12 p.m.

The Minutes of the December 15, 1999 meeting of the Carson City Redevelopment Authority Citizens Committee are so approved this \_\_\_\_\_ day of January, 2000.

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ROBIN L. WILLIAMSON, Chairperson