

City of Carson City
Agenda Report

Item # 23E

Date Submitted: May 11, 2010

Agenda Date Requested: May 20, 2010

To: Redevelopment Authority

Time Requested: 15 minutes

From: Joe McCarthy, Office of Business Development

Subject Title: Action to recommend to the Board of Supervisors denial of the \$40,180.00 incentive request by James and Jie Gotchy, owners of Lily's China Bistro in conjunction with their new remodeling project located at 1280 S. Carson Street, with the Redevelopment Authority finding that this project does not meet the incentive program criteria and the necessary findings set forth in NRS 279.486. (Joe McCarthy)

Staff Summary: The owners and operators of Lily's China Bistro, James and Jie Gotchy, are requesting a redevelopment incentive to support improvements associated with the remodeling and reopening of a new Asian restaurant in the space formerly occupied by a defunct fast food fish and chips establishment and more recently a bakery. This new restaurant is currently open for business. The applicants want to apply incentive funds to pay off costs incurred with the rehabilitation of the property and apply some of the funding to a second phase planned for later this year.

The applicant paid for the remodel and opened the business without the assistance of a redevelopment grant, making the applicant ineligible for funding. The RDA's incentive program does not provide costs reimbursement for projects already completed prior to a hearing by the Redevelopment Authority Citizens Committee. On May 3, 2010 RACC recommended denial of this expenditure.

Type of Action Requested: (check one)
 Resolution Ordinance
 Formal Action/Motion Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Recommended Board Action: I move to recommend to the Board of Supervisors denial of the \$40,180.00 incentive request by James and Jie Gotchy, owners of Lily's China Bistro in conjunction with their new remodeling project located at 1280 S. Carson Street, with the Redevelopment Authority finding that this project does not meet the incentive program criteria and the necessary findings set forth in NRS 279.486.

Explanation for Recommended Board Action: See Staff Summary.

Applicable Statue, Code, Policy, Rule or Regulation: NRS 279.486

Fiscal Impact: \$40,180.00 of tax increment funds available in the RDA's unspent bond

Explanation of Impact: Incidental to redevelopment's overall annual budget

Funding Source: Bond proceeds associated with Redevelopment Project Area No. 1

Alternatives: Not approve the funding program, whole or in part

Supporting Material: Application with supporting material