

CARSON CITY REDEVELOPMENT AUTHORITY
Minutes of the January 15, 2004, 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, January 15, 2004, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, which began at 8:30 a.m.

PRESENT: Chairperson Robin Williamson and Members Ray Masayko, Shelly Aldean, Pete Livermore, and Richard S. Staub

STAFF PRESENT: City Manager Linda Ritter, Clerk-Recorder Alan Glover, Finance Director Tom Minton, Chief Deputy District Attorney Mark Forsberg, Redevelopment Director Joe McCarthy, and Recording Secretary Katherine McLaughlin (B.O.S. 1/15/04 Tape 1-2050)

NOTE: Unless otherwise indicated, each item was introduced by staff's reading/outlining/clarifying the Board Action Request and/or supporting documentation. Staff members making the introduction and any other individuals who spoke are listed immediately following the item heading. A tape recording of these proceedings is available for review and inspection during normal business hours.

Mayor Masayko recessed the Board of Supervisors session and passed the gavel to Redevelopment Authority Chairperson Williamson. Chairperson Williamson convened the meeting by indicating for the record that the entire Authority was present, constituting a quorum. (See Board of Supervisors Minutes for this date for discussion/action on the other Agenda items.)

A. ACTION TO ADOPT A RESOLUTION TO AUGMENT AND AMEND THE CARSON CITY REDEVELOPMENT AUTHORITY FISCAL YEAR 2003-04 BUDGET (1-2055) - Member Masayko moved to adopt Resolution No. 2004-RAR-1, A RESOLUTION TO AUGMENT AND AMEND THE CARSON CITY REDEVELOPMENT AUTHORITY FISCAL YEAR 2003-04 BUDGET in the amount of \$1,857,848. Member Livermore seconded the motion. Motion carried 5-0.

B. ACTION TO APPROVE THE "REPORT ON THE PRELIMINARY PLAN" THAT PROVIDES FOR THE USE OF REDEVELOPMENT IN THE CORRIDORS BY ADOPTING, AS A PILOT PROJECT, A REDEVELOPMENT PROJECT AREA ALONG SOUTH CARSON STREET AND, IF THIS PHASE ACCOMPLISHES ITS INTENDED PURPOSES, THE NEXT PHASES MAY BE PRESENTED TO THE AUTHORITY FOR CONSIDERATION (1-2072) - Redevelopment/Economic Development Manager Joe McCarthy - Discussion explained the reasons for deferring the item to the February meeting. No formal action was taken.

C. ACTION TO ACCEPT THE REDEVELOPMENT AUTHORITY CITIZEN COMMITTEE'S RECOMMENDATION TO AWARD INCENTIVE FUNDING TO JENNIFER VIRIVE AND GARY CAIN IN AN AMOUNT NOT TO EXCEED \$41,000 OR NOT TO EXCEED 20 PERCENT OF THE PROJECT COSTS ASSOCIATED WITH PHASE 1 OF THEIR IMPROVEMENT PROJECT FOR THE HYMAN OLCOVICH HOUSE, 412 NORTH CURRY STREET, APN 003-225-08 (1-2080) (1-2105) - Redevelopment/Economic Development Manager Joe McCarthy, Jennifer Verive, Gary Cain - Mr. McCarthy corrected Ms. Verive's name to be spelled Verive. Member Aldean complimented them on the project. Discussion indicated the incentives are paid on a reimbursement basis. The Applicants have the necessary funds to complete the project. They must sign a declining lien agreeing to reimburse the incentive

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funding if the property is sold during a seven-year period. They must do an additional \$205,000 in improvements before reimbursement occurs. This will complete the project. Ms. Verive and Mr. Cain assured the Authority that they will be able to complete the project. A Special Use Permit is required for residential uses in a commercial district. The Planning Commission will consider the project at its next meeting. They have discussed the project with Community Development and are following staff's advice. When the permits are approved, they will commence work. Member Masayko thanked them for their creativity and complimented them on their project. Public comments were solicited but none were given. Member Livermore moved to accept the Redevelopment Authority Citizens Committee's recommendation to award incentive funding to Jennifer Verive and Gary Cain in an amount not to exceed \$41,000 and not to exceed 20 percent of the project costs associated with Phase 1 of their improvement project for the Hyman Olcovich House, 412 North Carson Street, APN 003-225-08. Member Masayko seconded the motion. Motion carried 5-0.

D. ACTION TO ACCEPT THE REDEVELOPMENT AUTHORITY CITIZEN COMMITTEE'S RECOMMENDATION TO AWARD INCENTIVE FUNDING TO BOB LAMKIN OF BOB'S TEXACO SERVICE NOT TO EXCEED \$14,645 OR NOT TO EXCEED 20 PERCENT OF THE PROJECT COSTS ASSOCIATED WITH AN IMPROVEMENT PROJECT FOR BOB'S TEXACO SERVICE, 705 NORTH CARSON STREET, APN 004-261-02 (2-2268) - Redevelopment/Economic Development Manager Joe McCarthy - Mr. Lamkin was present to answer questions. The project repairs the entire asphalt area. It improves pedestrians' safety. Mr. Lamkin has been a long-time entrepreneur at the site. Discussion indicated that Mr. Lamkin has adequate funding for the entire project. Members Aldean and Masayko requested the packet include financial information indicating whether the individual has adequate funding for the project. Mr. McCarthy agreed to provide this information. The incentive funds will be paid on a reimbursement basis. The incentive funding will place a "junior lien" on the property. Member Aldean moved to accept the Redevelopment Authority Citizen Committee's recommendation to award incentive funding to Bob Lamkin of Bob's Texaco Service not to exceed \$14,645 or not to exceed 20 percent of the project costs associated with an improvement project for Bob's Texaco Service, 705 North Carson Street, APN 004-261-02; fiscal impact is \$14,645. Member Masayko seconded the motion. Motion carried 5-0.

There being no other matters for consideration, Chairperson Williamson adjourned the Redevelopment Authority.

The Minutes of the January 15, 2004, Carson City Redevelopment Authority meeting

ARE SO APPROVED ON June 3, 2004.

/s/
Robin Williamson, Chairperson

ATTEST:

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/s/
Alan Glover, Clerk-Recorder