

CARSON CITY REDEVELOPMENT AUTHORITY
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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, December 20, 2001, 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, Jon Plank, Pete Livermore, and Richard S. Staub

STAFF PRESENT: City Manager Linda Ritter, Clerk-Recorder Alan Glover, Redevelopment/Economic Development Manager Rob Joiner, Chief Deputy District Attorney Mark Forsberg, and Recording Secretary Katherine McLaughlin (B.O.S. 12/20/01 Tape 2-0055)

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.)

ACTION REGARDING THE ACCEPTANCE OF A RECOMMENDATION FROM THE REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE TO RECEIVE THE REDEVELOPMENT AUTHORITY STRATEGIC PLAN AND ANNOUNCE A 30-DAY PUBLIC COMMENT PERIOD PRIOR TO FORMAL ADOPTION AND PRIOR TO EMBARKING UPON COMPLETION OF THE OPERATIONS PLAN (2-0058) - Redevelopment/Economic Development Manager Rob Joiner, Consultant Dan Moody, City Manager John Berkich - The introduction included the Committee's history, an outline of its activities, Mr. Moody's background, the process used to create the strategic plan, and the highlights of the plan including its goals and objectives.

Discussion acknowledged that the economic program may overlap other agencies strategic planning programs. The plan does not include anything regarding the potential impact of the freeway or how to address that impact. Member Livermore questioned how the proposal to use animals for transportation works. Mr. Joiner explained that it is occurring today. It may be more prominent in the plan than is necessary. It is an idea that provides character to the City's unique, historical downtown area. Member Livermore urged him to be cognizant of the two hats he wears for the City. The plan may not be the total catalyst for the entire community. He questioned whether the goal should be the impact of a bypass on the entire community or just the downtown area. He hoped that the overall economic development plan is only one portion of the program. Chairperson Williamson indicated that it is only one part of the entire program. The strategy is divided into three portions. One portion is the downtown task force. This program is part of its recommendation and suggestions for implementation for its area. It can be broadened and accommodate the bypass by generating businesses in the downtown area. The freeway impact is not its sole issue. Investments and revitalization will continue to occur. Mr. Joiner also explained that the process allows for changes to occur to meet the conditions throughout time. The pedestrian plan was cited as an example. The effort is to make it as seamless

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and citywide as possible. The effort will now focus on making the strategies and goals very detailed as the mission and visions have been completed.

Discussion explained the participation and opportunities given to the property owners. Chairperson Williamson hoped that the new task force members will include property owners. Mr. Joiner explained the surveys that will be conducted to obtain more input from the businesses and property owners. The Library and City Hall will have copies of the plan. People were encouraged to review and comment on it. Discussion regarding the motion occurred. Member Livermore felt that adoption should not occur until after the economic team has had an opportunity to review and comment on it. Mr. Joiner asked that the Authority accept the plan as a strategy and allow staff to go forward and build on it. Member Livermore indicated that, although he respected all of the work that had been done on the plan, he believed that the process was 30 to 45 days premature. Mr. Joiner reiterated that the plan can be tweaked in the future. There has been adequate "buy in" by the stake holders to justify its adoption at this time.

Member Plank explained his personal knowledge of Mr. Moody and that they have had some "side line" conversations on the plan. The downtown people have been working on the plan for months and months. They have taken a big step to develop the plan. Anything that is done as part of the plan should be dovetailed into the surrounding area as seamlessly as possible. He then reminded the Board that the Governor has indicated that once the freeway is completed, the City will become responsible for Carson Street. Its return will provide the City with more opportunities to do more in the downtown area than can currently be accomplished. It can then be made a more pedestrian friendly environment. He also felt that the perception in the downtown area is that there is no parking available.

Mr. Joiner explained that Committee Member Steve Browne is an advocate of taking back the mainstreet. A lot of the planning is for when that date arrives, however, they cannot wait until then to commence the program. Projects should be recruited now to make the area economically viable now. Mr. Moody explained that the Downtown Merchants Association had been involved from the very beginning. He indicated that the visioning workshops and the Committee's visions and concepts were almost identical. A member of the Association was involved through the entire process and had purportedly represented the downtown area very well.

Mr. Berkich indicated that the plan had recognized the need to develop a strategic plan that is cognizant of the fact that the freeway will be a reality and will impact the downtown area. He acknowledged that the vitality of the downtown area must stand on its own. He pointed out the need for it to be interrelated to the other aspects of what is planned for the entire community. The downtown area is seen as the core of the overall strategic plan. The growth in members will broaden the approach to the area and its future vitality.

Discussion indicated that the large stakeholders had been invited to participate. This included both the property and business owners, and State representatives. A partial list of these representatives was provided. Recruitment for representatives for gaming, the corridor, and, specifically, Clark Russell's organization was explained. The door-to-door surveys and public participation will solicit input. More surveys and public participation will be encouraged. Mr. Joiner felt that anyone wishing to participate had an opportunity to do so. Justification for Member Staub's concerns was noted. Cactus Jacks' remodeling project was used to

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illustrate the harmony and buy-in by the property owners in the area. The design guidelines have been in place since 1993. Its control over the projects in the area was explained and felt to be an advantage. Member Plank voiced his support for the plan and urged the other Members to adopt it.

Member Masayko complimented the team on their efforts, the plan and the vision. The plan is for a specific district of the community, i.e., the historic downtown district. His concern is that the downtown corridor should be a stakeholder in the economic development strategic plan and, specifically, in the economic elements that provide more emphasis and definition. It is a unique area with special circumstances which should be preserved. The economic vitality of the downtown area needs to consider its history and culture as part of its strategic plan. The proposal is not what he expected to be included in the City's overall strategic economic development plan. The proposed document should stand as a part of the Redevelopment's plan for the downtown area. He urged the team to take a step back and allow new members an opportunity to focus on the economic strategy along with the historic and cultural design, viewshed, and pedestrian elements of the downtown area. The economic elements can then be developed for that portion of the community. This document should not be forced into that document. Mr. Joiner felt that his request was for what will be contained in the operations plan. Member Masayko reiterated his desire to see this document before anyone moves forward with the strategic plan. He did not want to see a hidden agenda in the future. The plan is good for the downtown Redevelopment area. It may not be the total economic plan citywide. Mr. Joiner reiterated that it is the downtown plan. Member Masayko stressed the need for additional work. Mr. Joiner pointed out the need for small commercial and industrial parcels to be an aggregated part of the development plan, specifically, in the downtown area. Opportunities for making this possible will occur when "tear downs/rebuilds" happen. Member Masayko indicated that the corridor will look different in the strategy for the four corridors than that for the downtown area. They do not consider historical buildings, design guidelines, conformity of a theme, etc. There should be a connection between the two but this approach should not control their program. Mr. Joiner agreed. Member Masayko then expressed his willingness to adopt the plan as a work plan for the downtown Redevelopment District. Mr. Joiner iterated that it is not the work. It is the strategic plan. Member Masayko agreed and indicated that he understood the work which must be done before implementation occurs. The proposal is the downtown plan and not the economic plan for the downtown area. Both Mr. Joiner and Chairperson Williamson concurred. The plan deals with only the downtown area and not the overall economic development of the community. It is a key to economic vitality in the downtown area which is the heart of the community. Communities with successful downtown areas are attractive to industries. This is the reason it is crucial for the community to have a viable, energetic, interesting, and economically strong downtown area. They are not saying that it is the road map and for everyone else to get in line. They will not be preaching a party line to the new task force members. They are an overall, very communicative group with a variety of interests who will listen to a variety of opinions and reconcile those differences. Discussion indicated that the corridor groups may use the plan as a guideline. It will not be the entire plan.

Member Plank moved that the Redevelopment Authority accept a recommendation from the Redevelopment Authority Citizens Committee to receive the Redevelopment Authority Strategic Plan and announce a 30-day public comment period prior to formal adoption and prior to embarking upon completion of the operations plan. Member Livermore seconded the motion. Copies of the plan are available at the City Library, Community College, City Hall, and Community Development. Chairperson Williamson recognized the members of the Redevelopment Authority Citizens Committee, including those who were not present, and Mr. Moody

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for their dedication and hard work. The motion was voted and carried 5-0.

CITIZEN COMMENTS (2-0875) - Art Hannifin explained that he had been approached by an old time resident of the community. The individual indicated a desire to be on the economic downtown committee. He felt that more people should be brought into the downtown area. This could be accomplished by removing all of the buildings and constructing buildings containing two floors of structured parking, two floors of offices, and six floors of apartments. Member Masayko acknowledged that there are differing views on what should be done. All view points must be heard. No action was taken on this discussion.

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

The Minutes of the December 20, 2001, Carson City Redevelopment Authority meeting

ARE SO APPROVED ON July 21, 2005.

/s/
Robin Williamson, Chairperson

ATTEST:

/s/
Alan Glover, Clerk-Recorder