

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

Minutes of the January 11, 2006 Meeting

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A regular meeting of the Carson City Redevelopment Authority Citizens Committee was scheduled for 5:30 p.m. on Wednesday, January 11, 2006 in the City Hall Executive Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Robin Williamson
Jed Block
Don Bruce
Mike Cowan
Stan Jones
Gigi Valenti
Jim Wallace

STAFF: Joe McCarthy, Economic Development / Redevelopment Manager
Angela Barosso, Economic Development / Redevelopment Officer

NOTE: A tape recording of these proceedings is available in the Clerk-Recorder's Office for review during regular business hours.

A. CALL TO ORDER, DETERMINATION OF QUORUM (1-0008) - Chairperson Williamson called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Members Block and Valenti arrived later in the meeting. Member Shafer was absent.

B. ACTION ON APPROVAL OF MINUTES - October 25, 2005 (1-0018) - Member Jones moved to approve the minutes. Member Cowan seconded the motion. Motion carried 5-0.

C. PUBLIC COMMENT ON NON-AGENDIZED ITEMS (1-0028) - Chairperson Williamson advised of having received a telephone call from Michael Robbins, of Hannifin Antiques, who expressed concern over parking for Stew's Sportatorium. Mr. Robbins suggested designating parking on Musser Street, between Curry and Nevada Streets, as two-hour rather than all day. That would open up approximately ten parking spots which would "turn over" more often. Chairperson Williamson requested the committee members to consider Mr. Robbins' request, and advised that it would be agendized for action at a future meeting.

(1-0083) Pat Patera, a *Northern Nevada Business Weekly* reporter, introduced herself for the record and advised she was writing an article about downtown redevelopment. At Chairperson Williamson's request, the committee members and staff introduced themselves.

D. DISCUSSION ON AMENDING THE REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE RESOLUTION TO POSSIBLY EXPAND MEMBER DUTIES; and E. STAFF UPDATE REGARDING URBAN CODE AND URBAN DESIGN FOR DOWNTOWN (1-0097) - Chairperson Williamson provided background information on item D. Mr. McCarthy provided copies of the resolution which formed the committee and the committee's bylaws to the committee members. He requested input of the committee members as to possibly expanding membership duties or other ways to serve in an advisory capacity to the Redevelopment Authority / Board of Supervisors. He noted the committee's service as a focus group for initiating design of the wayfinding signage program. He discussed the importance of wayfinding signage to the City.

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Mr. McCarthy advised that staff and the consultant are in the process of compiling results of the charette which was held at the end of last year. He anticipates a preliminary video and a draft update of the urban code will be available for review by the committee at the next meeting. He provided background information on update of the urban code as part of the City's comprehensive master plan update.

In response to a question, Mr. McCarthy advised that the wayfinding signage program is continuing to be presented to focus groups. The next group scheduled is the staff and possibly the Board of the Convention and Visitors Bureau. The goal is to provide a presentation to the Board of Supervisors by their second meeting in March. Chairperson Williamson acknowledged that applications had been submitted for NDOT grants. Mr. McCarthy provided background information on the grant applications which were written by Parks and Recreation Director Roger Moellendorf and submitted by the January 3, 2006 deadline. Mr. McCarthy responded to questions regarding Robert Inwood's progress on design revisions to the wayfinding signage.

Chairperson Williamson discussed the importance of the urban code update to facilitating mixed-use and other development in the downtown area. Mr. McCarthy advised that the urban code update will address such things as complimentary parking, zero setbacks, design standards that are consistent with the historic nature of the downtown, possibly allowing for greater building heights, etc. He advised that the code book will include photographs of what is and isn't desired. If the urban code is successful in the downtown, there is the potential for introducing it throughout the community as a standard for stimulating investment and quality design.

Chairperson Williamson advised of a suggestion to have a member of the Convention and Visitors Bureau serve as a committee member. Mr. McCarthy expressed support for the suggestion, and advised that the Convention and Visitors Bureau has partnered with this committee for years in various events and activities. Member Valenti expressed support for having a committee member with a background in promoting Carson City. Mr. McCarthy requested the committee members to review the resolution, and provide feedback regarding additional member responsibilities. Chairperson Williamson suggested involving this committee in review and implementation of streetscape and infrastructure improvement plans.

In response to a question, Mr. McCarthy advised of having recently reviewed the economic development strategic plan initiated in 2001 and this committee's strategic plan developed in 2000. He concluded that this committee has accomplished a great deal over the past several years. Streetscape improvements and the urban code were two primary goals of the strategic plans. In response to a further question, Mr. McCarthy discussed a potential tenant for the "old Garibaldi's" site. Discussion took place regarding the St. Charles Hotel improvements and potential tenants, the property across from Mills Park, anticipated changes to the Bodine's property, and the new ownership of the Pinion Plaza. Mr. McCarthy anticipates positive changes for the downtown as the freeway is completed.

Mr. McCarthy discussed a possible opportunity to "sell a portion of the downtown in one large project, ... from Highway 50 all the way to the State Capital." He advised that Carson Nugget representatives are interested in partnering or upgrading development. A parking structure and additional retail may be the result. Mr. McCarthy described a presentation being developed to promote the project. Discussion took place regarding the existing and possible expansion of the redevelopment district. Chairperson Williamson invited the committee members to attend the downtown business group meeting.

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F. ACTION ON ADJOURNMENT (1-0552) - A motion to adjourn the meeting was seconded and carried.

The Minutes of the January 11, 2005 Carson City Redevelopment Authority Citizens Committee meeting are so approved this 8th day of February, 2006.

ROBIN L. WILLIAMSON