

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

Minutes of the February 11, 2004 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, February 11, 2004 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Robin Williamson
Mike Cowan
Stan Jones
Joe Lushina
Janice Shafer
Gigi Valenti
Jim Wallace
Sally Zola

STAFF: Joe McCarthy, Economic Development/Redevelopment Manager
Kathleen King, Recording Secretary

NOTE: A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available 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. Member Bruce was absent.

B. ACTION ON APPROVAL OF MINUTES - January 14, 2004 (1-0014) - Member Lushina moved to approve the minutes. Member Zola seconded the motion. Motion carried 8-0.

C. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0026) - None.

D. REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE:

D-1. DISCUSSION AND ACTION ON THE COMMITTEE'S RECOMMENDATION REGARDING PROPOSED CONSOLIDATION OF STREET NAMES ALONG THE TRANSPORTATION CORRIDOR (1-0033; 0938) - GIS Coordinator Scott Royal reviewed the proposal as outlined in the February 3, 2004 memo included in the agenda materials. In response to a question, he reviewed the recommendations of the Planning Commission and the Regional Transportation Commission as reflected in the Case Record which was also included in the agenda materials. He responded to questions regarding the proposal which was depicted on street maps, and provided background information on the suggested street names. Discussion took place regarding additional suggestions for street names, including one by Mr. McCarthy to use former Supervisor Jon Plank's name. Following additional discussion, Mr. Royal advised that the Board of Supervisors will make the final decision.

In response to a question, Mr. Royal advised that of the 35 businesses contacted along the subject route, over 90% agreed to the proposed consolidation. He estimated the cost to said businesses to be minimal and advised that they would have approximately one year to prepare for the change. He further advised that City staff would work directly with the U.S. Postal Service to ensure a smooth transition. Mr. Royal acknowledged that Emerson, Roop, and Silver Sage would be addressed separately at a future time.

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Discussion took place regarding other possible consolidations, and Mr. Royal discussed the importance of efficient emergency services, delivery, and other access. Additional discussion took place regarding the logistics of the consolidation, the street names, and the possibility of including landscape along the route. **Member Valenti moved to support consolidating the street names. Member Lushina seconded the motion.** Member Zola expressed understanding and support for the proposal, but suggested that consideration of this item was outside the Committee's purview. Discussion took place with regard to the same, and Chairperson Williamson called for a vote on the pending motion. **Motion carried 7-0-1, Member Zola abstaining.** Chairperson Williamson and Mr. McCarthy thanked Mr. Royal. Additional discussion took place with regard to the possibility of naming a street after former Supervisor Jon Plank. Mr. Royal invited interested persons to contact him or the appropriate City Supervisor.

D-2. DISCUSSION AND ACTION ON RECOMMENDATION TO PURSUE AMENDING THE REDEVELOPMENT PLAN TO ADD FOUR CONTIGUOUS PARCELS, APPROXIMATELY TWELVE ACRES OF REAL PROPERTY, PRIMARILY THE CARSON MALL (1-0056) - Chairperson Williamson provided background information on this item. Mr. McCarthy provided background information on the Redevelopment Authority and Economic Development Strategic Planning processes, including their goals and objectives. He advised of discussions with the owners of the Carson Mall, the Carrington family, regarding a possible redevelopment project in conjunction with Red's/Copper Pointe Plaza and Tum-A-Lum Lumber. He further advised that the Carringtons expressed an interest in including their property in the redevelopment district and participating in a redevelopment project. Mr. McCarthy displayed an aerial photograph of the redevelopment district and the Committee members reviewed the boundaries.

Chairperson Williamson advised that amending the redevelopment district to include the subject parcels would result in the property taxes being frozen at the 2004 level. Any increase would be allocated to the redevelopment district, and the existing property taxes allocated to the general fund. There would be no immediate impact to the school district. In a conversation with Assessor Dave Dawley, Chairperson Williamson was informed that the Carson Mall is not appreciating in value because it is an aging building. Discussion took place regarding the incentive request approved by the Committee at the January meeting for improvements to the Station Grill. It was subsequently discovered that the Station Grill is outside the redevelopment district. In response to a question, Chairperson Williamson explained that the property owners intended to include additional improvements, using the incentive program funding, than they had originally planned. Mr. McCarthy discussed past and potential improvements to the redevelopment district through the incentive program. Discussion took place regarding statutory requirements for including properties in the redevelopment district, the redevelopment district tax mechanism, and potential redevelopment projects in the area of the Carson Mall.

(1-0463) Jed Block displayed historic photographs and discussed improvements to the St. Charles Hotel.

(1-0509) Linda Johnson advised of having served on the Committee for eleven years, and provided background information on the results of the Redevelopment Authority and Economic Vitality Strategic Plans. She discussed the vision developed by another former Committee member, Art Hannafin, which was adopted by both the Redevelopment Authority Citizens Committee and the Economic Vitality Coalition for the downtown area, and included the subject parcels as a focus point for redevelopment. She suggested that once the new Committee members are able to review the strategic plans and hear Mr. Hannafin's presentation, "this is all going to start to fall into place."

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Mr. McCarthy discussed the involvement of various property owners, business owners, and other citizens in the strategic planning processes. Member Lushina suggested that improving areas which are already part of the redevelopment district may be a more effective use of incentive program funding. He acknowledged the work done by the Redevelopment Authority over the past 15 years, but pointed out that the existing redevelopment area still needs work. Discussion took place regarding the Larquier property and, in response to a question, Mr. McCarthy advised of discussing with Louis Larquier the possibility of participating in a brown field program through the Nevada Department of Environmental Protection.

In response to a question, Chairperson Williamson advised that the four properties involved in the proposed addition are the Station Grill, the Carson Mall, the Texaco station, and the used car dealership. She acknowledged that all four properties are part of the 11.8-acre parcel. Member Shafer agreed that this may be an opportune time to talk to the Carringtons because of scheduled maintenance and planned structural upgrades to their property. The upgrade project is scheduled to be done in phases over a seven-year time period. Mr. McCarthy referred to the proposed time line included in the agenda materials. He acknowledged that the owners of the four parcels would be eligible to apply for redevelopment incentive funding as soon as their properties were added to the district. He expressed the hope that the parcels could be combined into one larger development with several partners. He noted that Red's/Copper Pointe Plaza would not have been developed without redevelopment participation. He advised that redevelopment investment increases property taxes because of new construction and sales tax revenues because of adding new retail. He commented that redevelopment, in its purest and best form, is a quasi-real estate entity.

In response to a question, Chairperson Williamson advised that the City's general fund is driven by sales tax. The loss of any incremental increase to the general fund from improvements done to one property is not as big an impact as redevelopment allocating funding. The resulting property tax will increase which benefits redevelopment, but the sales tax increase helps the entire community. Chairperson Williamson acknowledged that the maximum incentive program allocation is \$100,000, and that the hope is the funding will come back to the City in sales tax revenues. Mr. McCarthy explained that redevelopment sunsets; there is only a certain amount of time "to redevelop, use that money and then it goes back to the general fund for the next generation." The hope is that at the end of the redevelopment plan period, the redevelopment agency has done its duty. Sitting around waiting for deals to come in and refusing to partner with enlightened developers, would be remiss. In response to a question, Mr. McCarthy explained staff's recommended action.

Member Lushina suggested deferring action on this item in order to provide the Committee members an opportunity for additional due diligence. In response to a question, Mr. McCarthy relayed details of his conversation with Steve Bilyeu, following the January Committee meeting, with regard to the discovery that the Station Grill was not already in the redevelopment district.

Chairperson Williamson entertained a motion, and **Member Shafer moved to request Mr. McCarthy to inquire of the property owners as to their interest in joining the Redevelopment District. Member Zola seconded the motion.** In response to a comment, Mr. McCarthy related details of an earlier conversation with Carson City Area Chamber of Commerce CEO Larry Osborne. He advised of Mr. Osborne's concerns that the "cart was before the horse" in requesting action to expand the district prior to having the property owners' consent. Mr. McCarthy clarified that the intent was to get the Committee's permission to talk to the property owners. Member Lushina expressed support for annexing the subject parcels. Chairperson Williamson called for a vote on the pending motion; **motion carried 8-0.**

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D-3. DISCUSSION AND ACTION ON COMMITTEE MEMBERS PARTICIPATING IN THE “NICHE BUSINESS STRATEGIES” CLASS (1-1409) - Mr. McCarthy provided background information on this item, discussed the qualifications of the class facilitator, and described the class format and content. He advised that the ultimate goal of the class is to create a business improvement district for the redevelopment area. He discussed the purpose and function of a business improvement district. He requested volunteers, and Members Cowan, Jones, Lushina, Valenti, Wallace, and Zola volunteered. In response to a question, Mr. McCarthy advised that the class would most likely start in April or May and last through the fall of 2004.

D-4. DISCUSSION REGARDING THE BOUNDARIES OF THE DOWNTOWN COMMERCIAL DISTRICT and D-6. UPDATE ON MIXED-USE INITIATIVE IN THE REDEVELOPMENT DISTRICT (1-1598) - Mr. McCarthy provided background information on this item, and advised that the Planning Commission recently changed residential to a primary permitted use in the downtown area. He discussed the possibility of expanding the boundaries of the downtown commercial zoning district, and reviewed the existing boundaries as depicted on a displayed map. He requested the Committee members to consider the proposal and advised that discussions will take place in the next few months with members of the community to ensure general consensus. He discussed concerns expressed with regard to maintaining the value of the historic district while providing for uniform zoning in the downtown commercial district which will allow for quality uses. The goal is to stimulate investment without harming the area.

Discussion took place regarding extension of the downtown commercial district boundary, and adaptive reuse of Carson-Tahoe Hospital. Chairperson Williamson distributed disposable cameras to the Committee members and requested them to take photographs of ten things within the downtown commercial district that they do like and ten things that they don't like. Mr. McCarthy advised that the Chamber of Commerce strongly supports the mixed use concept, and has encouraged more residential in the downtown commercial district. He advised that revisions to the City's Development Standards are being considered to provide more flexibility, streamline the permitting processes, etc.

Mr. McCarthy advised that he was establishing a resource library at City Hall for use by the Committee members. He reviewed the various resource materials which will be available to check out. He distributed copies of the summary developed by Courtney Mooney on the various strategic plans done for Carson City since 1986.

D-5. DISCUSSION REGARDING FY 04/05 BUDGET (1-2058) - Mr. McCarthy advised that the City is currently in its annual budget process. He advised that he would be working with the Committee over the next couple months to review the Redevelopment Authority's limited budget, consider changes to the budget categories, and how to allocate funding.

D-7. DISCUSSION ON THE DEVELOPMENT OF A “FIVE-YEAR REDEVELOPMENT DISTRICT INVESTMENT STRATEGY” TO INCLUDE PUBLIC IMPROVEMENTS AND MARKETING PROGRAMS (1-2150) - Mr. McCarthy advised that he would be drafting a strategy over the next several months with the assistance and input of the Committee. Member Valenti suggested developing the strategy in conjunction with development of the business improvement district. Chairperson Williamson suggested inviting Senior Engineer Robb Fellows or City Engineer Larry Werner to a future meeting to discuss transportation issues.

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D-8. UPDATE ON PROJECTS IN THE REDEVELOPMENT DISTRICT (1-2225) - Mr. McCarthy advised of a substantive conversation with Nugget representatives, who expressed an interest in considering construction of a parking structure on their parcel to the west.

Mr. McCarthy discussed a project by Mike Millard to convert the old Wiley's Copy Center building into a convention center/assembly hall. He advised of the need for a parking waiver in association with the project, and distributed reading material to the Committee members. Consensus of the Committee was to schedule a special meeting for 8:30 a.m. on Friday, February 20th.

In response to a question, Mr. McCarthy provided an update on Pat Clark's project on the corner of Sixth and Nevada Streets. He advised that he is working with Mr. Clark and his partner regarding a similar project within the redevelopment district. In response to a question, Chairperson Williamson advised of a meeting scheduled for February 12th with Senior Engineer Robb Fellows to designate a location for the kiosk. She reviewed the list of possible locations. Discussion took place regarding the celebration to honor the recently retired members of the Committee.

E. ACTION ON ADJOURNMENT (1-2660) - Member Zola moved to adjourn the meeting at 7:33 p.m. The motion was seconded and carried 8-0.

The Minutes of the February 11, 2004 meeting of the Carson City Redevelopment Authority Citizens Committee are so approved this 10th day of March, 2004.

ROBIN L. WILLIAMSON, Chair