

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

Minutes of the July 28, 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, July 28, 2004 in the Nevada State Museum Bird Gallery, 600 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Robin Williamson
Vice Chairperson Sally Zola
Don Bruce
Mike Cowan
Stan Jones
Janice Shafer
Gigi Valenti

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 5:33 p.m. Roll was called; a quorum was present. Members Lushina and Wallace were absent.

B. APPROVAL OF MINUTES - May 12, 2004 (1-0025) - Member Shafer moved to approve the minutes. Member Jones seconded the motion. Motion carried 5-0.

C. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0037) - None.

D. REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE:

D-1. ACTION REGARDING A REQUEST FOR A PARKING WAIVER OF EIGHT ON-SITE SPACES BY ERIC CRISP FOR A MIXED-USE OFFICE/RESIDENTIAL PROJECT AT 303 FLEISCHMANN WAY, APN 01-172-01 (1-0878) - Mr. McCarthy provided background information on this item, and an overview of the pertinent agenda materials. Eric Crisp displayed plan drawings and reviewed details of the project. He pointed out nine on-site, covered parking spaces, and discussed the mixed-use nature of the project. He pointed out fourteen off-site, street parking spaces, and additional off-site parking located across the street from the project. He displayed proposed elevations, and responded to questions regarding adjacent properties. In response to a further question, he advised that no portion of the existing building will be re-used.

Mr. Crisp acknowledged that the request was to locate eight of the required 17 on-site parking spaces to on-street spaces. Member Shafer clarified that the request was not to eliminate eight of the required 17 on-site parking spaces. Mr. Crisp acknowledged that there are four residential units and two commercial units in the project. He will move into half the space and lease the other half. In response to a question, he advised that he has two office employees and a superintendent, who will be parking a trailer on site. In response to a further question, he anticipated 3-4 vehicles will be parked on site throughout the day. Member Shafer read a portion of the Carson City Development Standards into the record. She advised that

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Mr. Crisp's project demonstrated adequate on-site parking space is not available, that at least fifty percent of the required parking is provided off-street, that Mr. Crisp had not requested to have the on-street parking deducted from the required total, and that he had accommodated all required on-site parking for the new construction. Member Shafer noted that Mr. Crisp would have qualified for the exemption without appearing before the Committee if he was to have re-used any portion of the existing building. Member Shafer expressed the opinion that Mr. Crisp's new structure benefits the redevelopment area, and recommended approving the on-street parking request.

Member Shafer acknowledged that multiple buildings would be able to use the same on-street parking spaces. Mr. Crisp responded to questions, and discussion took place regarding, adjacent properties, traffic, and mixed-use development in the area. Mr. Crisp advised of having provided to Mr. McCarthy information on mixed-use projects. **Member Cowan moved to approve the waiver. Member Valenti seconded the motion. Motion carried 7-0.**

D-2. PRESENTATION BY WALT SULLIVAN AND JENNIFER PRUITT - CREATION OF A MIXED-USE SPECIAL PROJECT AREA ("SPA") (1-3630) - Mr. McCarthy distributed the Carson City Master Plan Scope of Work, and advised that the downtown special planning area will be from Fleischmann to Tenth Streets and from Mountain to Roop Streets. (2-0011) He explained that the special planning area will provide the opportunity to "take to the next level" the public meetings held over the last six to nine months. The master plan consultants will guide the Committee and City staff through the process to determine how far to extend the commercial district, and then redefine the downtown commercial district within the special planning area, including a determination of complimentary uses.

Mr. McCarthy advised that the City has contracted with local engineering and architectural firms to work with the consultants to review the City's development standards. Proposed development standards which are more appropriate for downtown commercial purposes will then be presented to the Committee. Mr. McCarthy requested the Committee members to review the Scope of Work, and advised that the master planning process will be intensive. He discussed the eastern portal special planning area and the potential development on both sides of Highway 50. Chairperson Williamson advised that the downtown special planning area will be fast tracked. Mr. McCarthy advised that extensive socio-economic studies will be conducted through the University of Nevada, Reno to provide information regarding highest and best use.

D-3. PRESENTATION BY ENERGY NEVADA - DEMO STREET LIGHTING PROJECT (1-1410) - Chairperson Williamson introduced Stevens Taber, of Energy Nevada, who distributed to the Committee members and staff informational materials pertinent to this item. At Mr. McCarthy's request, Mr. Taber provided background information on the origin, mission, and vision of Energy Nevada and its relationship with the City, as outlined in the Executive Summary included in the distributed materials. Mr. Taber reviewed the proposal to replace high-pressure sodium street light fixtures in 2-3 intersections on Carson Street with new fixtures using ICETRON lamps. He reviewed the results of a number of studies on the ICETRON lamps and provided an overview of "white light" technology.

Mr. Taber explained that the economics of a city-wide fixture replacement are "really up in the air." Most of the street lighting fixtures in Carson City are owned by Sierra Pacific Power Company. Mr. Taber suggested that the benefits of white light technology in terms of public safety, beautification, and visibility

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may outweigh the economics. He provided a demonstration of the ICETRON lamp, and pointed out that all the light shines downward and to the sides, not up; that the light wave lengths are similar to sunlight so that colors are truer.

Mr. Taber reviewed the criteria for the demonstration intersections, as follows: those in which the street light fixtures are owned by the City; and those where the white light could shine on the intersection without the light from high-pressure sodium lamps spilling in from nearby. Mr. Taber suggested the intersections of Carson Street and Musser, Fifth, and Robinson Streets. He advised that Energy Nevada, the City, and Sierra Pacific Power Company will be funding the demonstration project. He expressed appreciation to Sierra Pacific, which will hire an independent engineering firm to evaluate the project. Discussion took place regarding the proposed demonstration intersections, and Mr. Taber responded to questions regarding the demonstration project. He advised that a more pure test would result from placing the lamps at the intersection of Musser and Stewart Streets which currently has pure "orange" light from high pressure sodium lamps. Mr. McCarthy explained the preference to have the demonstration project take place in the downtown area. Additional discussion took place regarding the proposed demonstration locations, and Mr. Taber responded to questions regarding the project time line. Mr. McCarthy advised that the City's Development Services Department will also contribute funding toward the project.

Mr. McCarthy and Chairperson Williamson responded to questions regarding available Redevelopment Authority funding. Mr. Taber acknowledged that the demonstration lamps would remain in place unless consensus was to remove them. He further acknowledged that each of the entire street light fixtures will be replaced. In response to a further question, he explained that the comparison between the white light technology and the high pressure sodium lamps will be done at street level. He responded to questions, and discussion took place regarding, the cost portion of the proposal. In response to a further question, he explained the energy savings associated with replacement of fixtures in the entire downtown area if this direction is pursued. Discussion took place with regard to the same, and Member Bruce commented that the project represents an opportunity to encourage a "solid visual impact" on the redevelopment area. Consensus of the Committee was to support the demonstration project.

D-4. ACTION REGARDING A REQUEST BY MEMBER STAN JONES TO CREATE A REDEVELOPMENT FUND FOR DOWNTOWN INFRASTRUCTURE IMPROVEMENTS (1-2669)

- Mr. McCarthy provided background information on this item, and Member Jones discussed a proposal to continue the period lighting and wrought iron fencing along Carson Street to the northern boundary of the redevelopment district. He suggested installing the lighting at the rate of one block per year on each side of Carson Street. Member Cowan expressed support for the idea, and the opinion that spending additional funds on infrastructure including lighting, sidewalks, planters, benches, etc. would attract developers. Member Shafer commented that improving underground infrastructure would have the same impact for attracting developers. She suggested that the Committee define "infrastructure improvements." Member Cowan agreed, and recommended improving underground infrastructure as often as possible in conjunction with street improvement projects. Member Valenti expressed the opinion that redevelopment funding should not be allocated toward improving underground infrastructure. Discussion took place with regard to the same, and Mr. McCarthy advised that the Committee has had a "downtown beautification" line item in its budget.

(1-3174) Jed Block discussed surface maintenance items such as sidewalk improvements and sufficient lighting in public areas.

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Chairperson Williamson and Mr. McCarthy responded to questions regarding costs associated with the 1993 Carson Street lighting and fencing project, the Telegraph Square project, and the East Proctor Street project. Following additional discussion, Chairperson Williamson requested Mr. McCarthy to provide, at the next meeting, information on quotes for installation of lights and fencing on one City block and on streets in the redevelopment district which have been nominated for closure.

D-5. ACTION REGARDING REQUEST BY REDEVELOPMENT MANAGER TO FORM A WORKGROUP TO RESEARCH AND PROVIDE DATA FOR THE DESIGN OF KIOSK POSTERS (2-0143) - Mr. McCarthy advised that he has been working with a marketing firm, which is in the process of designing materials for the kiosk. He requested a volunteer working group comprised of Committee members to provide input to the marketing firm. Member Bruce agreed to participate. Mr. McCarthy advised that he would ask Member Wallace. Member Cowan volunteered.

D-6. ACTION REGARDING REPORT AND FUNDING REQUEST FOR “CHRISTMAS ON THE CAPITAL” (1-0108) - Chairperson Williamson introduced Lynn Winters and Caron Machado, and provided background information on this item. Mr. McCarthy distributed to the Committee members and staff the “Wish List 2004,” and Ms. Machado provided an overview of the event. Ms. Machado and Chairperson Williamson responded to questions regarding the origins of the event, details of last year’s event, and the ice rink proposal. Discussion took place regarding possible funding sources, and Member Jones suggested that the Committee defer a decision until a determination is made with regard to the interest of the Convention and Visitors Bureau, the Chamber of Commerce, and other potential funders. Ms. Winters and Ms. Machado responded to questions regarding the duration of the event. In response to a further question, Ms. Machado advised that a cost breakdown could be provided. She responded to additional questions regarding the costs included in the requested \$2,898.00. Mr. McCarthy advised that the Redevelopment Authority granted \$1,500 toward last year’s event and that \$1,500 was budgeted for this year’s event. Ms. Machado responded to additional questions regarding requests for funding made for last year’s event, and advised that no other requests had yet been made for this year’s event. Discussion took place regarding participation in last year’s window decorating contest and the rotating award plaques. **Member Bruce moved to support the event in the amount of \$1,500. Member Valenti seconded the motion,** and suggested approaching downtown business owners for donations of funding and awards. Chairperson Williamson called for additional discussion and, when none was forthcoming, a vote on the pending motion. **Motion carried 7-0.**

In response to a question, Member Jones commented that the ice rink proposal is a good idea. Ms. Machado responded to questions regarding the portable ice rink operation in Reno, and discussion took place with regard to the same. Ms. Winters advised that Acting Parks and Recreation Director Scott Fahrenbruch expressed a preference for the turn-key ice rink operation. Chairperson Williamson summarized the discussion, as follows: That the Committee is supportive of the ice rink concept; that they would like to review additional detail; and that they don’t want to be the sole proponent. Ms. Winters responded to questions regarding the direction provided by Mr. Fahrenbruch. Member Bruce commended Ms. Winters and Ms. Machado on their interest and vision.

D-7. STAFF UPDATE ON CURRENT AND POTENTIAL PROJECTS (2-0234) - Mr. McCarthy advised that the Lucky Spur project is moving along. He and Chairperson Williamson will attend another meeting next week with regard to engineering issues. Mr. McCarthy reported that he has been working with developers who are interested in constructing a condominium project on the east side

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of the downtown area. He and the developers are working with the City Planning and Utilities Divisions to facilitate reservation of the units in advance of construction. He is researching market data.

Mr. McCarthy reported that the St. Charles Hotel will close escrow around the 1st of August. The owner/investor/developer has big plans for quality banquet rooms, dining, etc. Mr. McCarthy advised of a recent meeting with a developer who is interested in constructing a mixed-use parking garage very close to the Nevada State Museum. The project is predicated on creating cash flow, and discussions have taken place with representatives of public and private entities which may be interested in leasing office space. In response to a question, Mr. McCarthy reported on the proposed auto mall project and a second redevelopment plan area.

D-8. UPDATE BY MUSEUM OFFICIALS ON CURRENT PROJECTS AND MUSEUM TOUR (2-0473) - Chairperson Williamson introduced Nevada State Museum Facilities Manager Mark Falconer and Exhibit Manager Ray Geysler. Mr. Falconer circulated plan drawings and reviewed details of the Nevada State Museum exterior renovation project. He provided cost estimates for the project, and advised that he would be requesting redevelopment funding to finish the exterior improvements. He discussed additional future projects, including a fire protection system, which he described. In response to a question, he advised that the exterior renovation project is short by \$30,000 - \$40,000. At Chairperson Williamson's request, Mr. Falconer agreed to meet with Mr. McCarthy prior to the August 11th Committee meeting to develop a funding request.

At Mr. McCarthy's request, Mr. Falconer reviewed plans to improve the sidewalk on the west side of the Museum. In response to a question, Mr. Falconer advised that the Museum was funded \$90,000 for ADA improvements, which are in the process of being developed. Mr. Geysler discussed the potential for a large loading dock which would accommodate traveling exhibits from the Smithsonian and other institutions. He reviewed proposed renovations to the exhibit areas which will allow for these changes and, in turn, increase museum revenues. Mr. Falconer and Mr. Geysler discussed proposed renovations to distinguish the first floor of the Museum as the Carson City Mint. Mr. Falconer discussed the popularity of the coin show, and offered to conduct a tour of the Museum following the meeting. Mr. McCarthy acknowledged that he would work with Mr. Falconer to present a request at the next Committee meeting. Chairperson Williamson thanked Mr. Falconer and Mr. Geysler for their presentation.

E. ACTION ON ADJOURNMENT (1-2120) - Member Jones moved to adjourn the meeting. Vice Chairperson Zola seconded the motion; motion carried 7-0.

The Minutes of the July 28, 2004 meeting of the Carson City Redevelopment Authority Citizens Committee are so approved this 8th day of September, 2004.

ROBIN L. WILLIAMSON, Chair