

**CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE**

**Minutes of the June 13, 2001 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, June 13, 2001 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

**PRESENT:** Chairperson Robin Williamson  
Steve Browne  
Joe McCarthy  
Fred Nietz

**STAFF:** Rob Joiner, Redevelopment Director  
Kathleen King, Recording Secretary  
(RACC 06/13/01)

**NOTE:** Unless indicated otherwise, each item was introduced by Chairperson Williamson. A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review and inspection during regular business hours.

**A. CALL TO ORDER, DETERMINATION OF QUORUM (1-0001)** - Chairperson Williamson called the meeting to order at 5:35 p.m. Roll was called; a quorum was present. Vice Chairperson Johnson and Members Hannafin and Tresnit were absent.

**B. ACTION ON APPROVAL OF MINUTES - May 16, 2001 (1-0006)** - Member McCarthy moved to approve the minutes. Member Nietz seconded the motion. Motion carried 4-0.

**C. MODIFICATION OF AGENDA (1-0036)** - Chairperson Williamson modified the agenda to address those items for which representatives were present.

**D. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0041)** - None.

**E. DISCUSSION AND ACTION ON:**

**E-1. REQUEST BY MOM AND POP'S DINER (WEST THIRD AND SOUTH CARSON STREET) FOR SPECIAL EVENT FUNDING IN THE AMOUNT OF \$5,000 FOR FRIDAY NIGHT EVENTS THROUGHOUT THE SUMMER OF 2001 (1-0043)** - Doug Cramer distributed a two-page document consisting of a proposed budget and an events agenda. Mr. Joiner reviewed the staff report and discussion took place regarding the redevelopment budget. Mr. Cramer reviewed his proposal for theme events. In response to a question, Mr. Joiner discussed the outcome of the meeting between the Cramers, the Shaws, and Robert McFadden, and acknowledged that the Shaws are amenable to the compromise. Mr. Cramer acknowledged that Mr. McFadden is supportive of the proposed event schedule. **Member Browne moved to approve the request as stated in agenda item E-1. Member McCarthy seconded the motion. Motion carried 4-0-3-0.** Discussion took place regarding advertising.

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**E-2. REQUEST BY NEVADA LANDMARKS FOR SPECIAL EVENT FUNDING IN THE AMOUNT OF \$675 FOR COSTS RELATED TO THE ANNUAL CARSON CITY HIDDEN GARDEN TOUR AND THE ANNUAL NEVADA LANDMARKS ICE CREAM SOCIAL (1-0265)** - Dorothy Dolan displayed the proposed layout for the Hidden Garden Tour, reviewed the grant application, and discussed the details of each event. **Member Browne moved to approve the request. Member McCarthy seconded the motion. Motion carried 4-0-3-0.**

**E-3. STATUS REPORT ON LEGISLATION AFFECTING REDEVELOPMENT (1-1179)** - Mr. Joiner reviewed the staff report and advised that no legislation passed this year which will affect redevelopment. Member McCarthy expressed appreciation for the work done by Assemblywoman Parnell and Senator Amodei on AB20. Although the bill didn't pass, Member McCarthy indicated that it had a great deal of support from legislators in both northern and southern Nevada. He acknowledged he will be pursuing adaptive reuse of the property. He emphasized that AB20 not passing will not hurt the project "in the long run." In response to a question, he advised he has had very positive conversations with the property owner. He acknowledged there are other interested buyers, and discussed a tentative time frame. Discussion took place regarding Artown and its benefits to Reno's downtown area. Chairperson Williamson discussed the outcome of the proposed amendment to the redevelopment statute. She advised that Mary Walker suggested polling other redevelopment districts within the State, creating a bill which addresses all the assessment problems, and presenting it at the next Legislature. In response to a question regarding a reference made at the last meeting to payments in lieu of taxes from the State to the City, Chairperson Williamson advised this only applies to the federal government.

**E-4. STRATEGIC PLANNING VISIONING, MISSION STATEMENT, GOAL SETTING, PRIORITIZING, AND OBJECTIVES DEVELOPMENT FOR THE REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE (1-1365)** - Member Browne advised he has been out of town a lot and has not been able to contribute to this process as much as he would have liked. Mr. Joiner advised that proposed logos were presented at the last meeting and, in response to a question, Chairperson Williamson advised that a logo has not yet been selected. Maxine Nietz provided proposed logos to the Committee for review.

Mr. Mooney distributed replacement pages for the strategic plan. Discussion took place regarding the redevelopment district boundaries. Mr. Mooney recommended using the purpose statement in place of the mission statement and finalizing the logo at this meeting. He read the purpose statement into the record. Member Browne expressed a preference for the plan to include goals, objectives and guidelines, but not specific projects. Mr. Mooney further recommended publishing the five goals with the objectives, and keeping the operational plan as a non-published, public document.

Chairperson Williamson wrote the proposed slogan on the dry erase board and discussion took place with regard to the same. **Member McCarthy moved to accept "Downtown Carson City ... Timeless" as the logo. Member Browne seconded the motion. Motion carried 4-0-3-0.** Following discussion regarding the wording of the motion, Member McCarthy moved to change the terminology of the previous motion to indicate that "Downtown Carson City ... Timeless" is a slogan which is currently lacking a graphic representation. Member Nietz seconded the motion. Following further discussion regarding the wording

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of the motion, **Member McCarthy withdrew his previous motion and moved to accept “Downtown Carson City ... Timeless” as a slogan less the graphic to be chosen at a later date. Member Nietz seconded the motion. Motion carried 4-0-3-0.**

Discussion took place regarding the proposed graphics presented by Verne Horton and Ms. Nietz. (Member Browne left the meeting at 7:06 p.m. A quorum was no longer present.) Mr. Mooney reviewed the purpose statement and indicated it would be very easy to turn it into a mission statement. Member Nietz expressed a concern over confining the redevelopment district to the downtown area only, and discussion ensued regarding the same. In response to a question, Chairperson Williamson acknowledged that the slogan should include the Redevelopment Authority and downtown. Discussion took place regarding the “downtown” boundaries. Mr. Mooney reviewed the recommendations outlined in his June 7, 2001 memo. Chairperson Williamson reviewed the strategic plan goals and Mr. Mooney offered to draft language for goal IV and bring it to the August meeting. He offered to draft proposed language for Goal V and requested the Committee’s assistance in determining its commitments to the community, the Committee, and the vision. Committee consensus was to accept the language of Goals I through III.

Mr. Mooney continued reviewing the recommendations outlined in his memo, and discussion took place regarding the overall strategic plan, the stated goals, the operational plan, and the need for a maintenance plan/fund. (1-3601) Mr. Joiner suggested copyrighting the logo and slogan and requiring vendors to ask permission to use them.

**E-5. STATUS REPORT ON REDEVELOPMENT BUDGET AND BONDING (1-2265) -**

Chairperson Williamson advised that the bond process is moving along and the money should be available by August.

**E-6. AMENDMENT TO THE REDEVELOPMENT PLAN AREA BY ADDING PROPERTY TOTALING APPROXIMATELY .87 ACRES TO THE PLAN AREA LOCATED AT 2106-2112 NORTH CARSON STREET, APN 01-032-04 (1-0368) -**

Mr. Joiner provided background information on the proposal and introduced Tom Jacobs and Cary Richardson. Mr. Richardson displayed a site plan and a rendering of the entry, and Mr. Joiner described the location of the property. He noted that the addition would be noncontiguous, and advised it would provide the property owners opportunity to apply for incentive funding. The advantage to the City is redevelopment of a blighted area. Mr. Joiner described the existing buildings and their previous uses.

Mr. Jacobs provided information on the history, ownership, and zoning of the property. He reviewed the proposed project to construct two buildings on the site which will house seven units. The potential tenants are interested in larger units and the hope is that 4-5 “quality, high-end tenants” will lease the property. There will be no additional traffic impacts to Highway 395 because of the access from Jeanell Drive. Underground utilities will be installed to enhance the property. Mr. Jacobs provided background information on his experience in Carson City’s business community over the past thirty years. He discussed proposed landscaping which will include retention of the existing trees once an arborist confirms they are free of disease. He advised that the construction price for the building shell is \$1.2 million; and the total project price will be \$1.8 to \$2 million. In response to a question, Mr. Jacobs advised that the three parking

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spaces depicted on the rendering near Carson Street will be eliminated. Mr. Richardson commented that a lot of effort is being spent on the “first impression” during the design phase. The arch will be the focal point and he emphasized that the idea is for the design to be different than a regular strip mall.

Member McCarthy inquired as to the purview of the Committee over this matter. Mr. Joiner acknowledged that the Redevelopment Authority would make the final decision. He explained that staff has strategically considered the City as a whole and suggested the Committee may be approached with proposals to include pockets of redevelopment because of the many blighted areas in Carson City. Member McCarthy expressed a concern over considering areas outside the existing Redevelopment District until it is complete. Mr. Joiner agreed that the Committee should continue with what has been started downtown, but pointed out that considering properties outside the existing district will promote economic opportunity. Discussion took place with regard to the same. Member Browne commented on his confidence in John Anderson and his projects. He further commented that including noncontiguous properties “eliminates redevelopment as a viable entity” by sending a message that funding for development is available to anyone who asks for it. He pointed out that the strategic plan does not include a vision to expand the district. He reiterated that his lack of support for the amendment is no reflection on the quality of the project or the people involved.

Chairperson Williamson explained the reason for agendizing this item, and provided information on a meeting with Mr. Anderson. She suggested that amending the plan area may not be within the time frame for the project, and advised that Mr. Joiner will be researching low interest loans outside redevelopment. Member Browne commented on a recent newspaper article regarding the need to address blighted areas. He expressed the opinion that solutions do not lie in redevelopment, and that this matter would be more appropriately addressed by City development staff. In response to a question, Chairperson Williamson indicated she would feel more comfortable with the plan amendment if it included the entire block instead of just one parcel. She pointed out that the issue of non-contiguous properties will need to be addressed eventually. Member McCarthy suggested that the Committee could identify every existing blighted area and include it in the redevelopment district instead of considering boundaries only. Chairperson Williamson explained the reason for including Costco in the redevelopment district. Mr. Joiner advised that an economic development team is considering underdeveloped and blighted properties in a strategic manner and researching funding mechanisms. Discussion ensued regarding the benefits and drawbacks of the plan amendment. In response to a question, Mr. Richardson advised that the project will go forward with or without the assistance of the Redevelopment Authority. Mr. Jacobs commented that the same quality project will be pursued. Member McCarthy provided information on the Committee’s actions in similar situations over the years. Member Nietz expressed the opinion that the proposed project will encourage growth along the northern corridor. In response to a question, Mr. Joiner indicated discussion of adding non-contiguous properties to the redevelopment district can be agendized for a future meeting.

Doreen Mack discussed the need to complete ongoing projects prior to moving on to others. Member McCarthy concurred and remarked that giving attention to non-contiguous areas should be done after downtown redevelopment is complete. Mr. Joiner commented on the incentive program only being available to property owners; business owners can only apply with the permission of their landlords. He suggested that the Committee consider business improvement loans or incentive grants at some point in the future. Chairperson Williamson suggested that the economic development team “expand their tool box”

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to provide funding opportunities. Mr. Joiner advised that research is being conducted into development bonds and other programs. He further advised that Carson City will become an entitlement community next year and that CDBG funding will be available. Member Browne suggested funneling the Costco revenues into an economic mechanism to provide incentives for non-contiguous, blighted areas throughout the City, and discussion took place regarding the same.

Member Nietz moved to approve inclusion of this property into the redevelopment district even though it is non-contiguous and proceed with a more northerly focus on improvements to the overall community. Motion died for lack of a second. **Member McCarthy moved to reject the request based on the fact that the property is not within the current boundaries of the redevelopment district. Chairperson Williamson seconded the motion**, and requested staff to research additional support for the issue of adding non-contiguous properties to the redevelopment area. She commented that the denial has nothing to do with the worth of the project. Mr. Jacobs thanked the Committee for their time and consideration. **Motion carried 2-1-3-1, Member Nietz abstaining.**

**F. REDEVELOPMENT PROJECT STATUS REPORTS**

**F-1. CACTUS JACK'S CASINO ADMINISTRATIVE BUILDING (SOUTHEAST CORNER OF NORTH CURRY STREET AND WEST SPEAR STREET) REQUEST FOR CURBSIDE HANDICAPPED PARKING (1-2276)** - Mr. Joiner reported that the plans have been submitted for review. The owners may be required to relocate and expand the grease trap for the casino building which will require picking up the pavers in the alley to bury the grease trap and then replacing them. Mr. Joiner further reported that some of the curbside parking on Spear Street will be changed to handicapped parking. He acknowledged that the owners of the Horseshoe Club have agreed to this revision.

**F-2. WASHINGTON STREET STATION/NEVADA STATE MUSEUM/CARSON CITY JOINT PARKING AND LANDSCAPING IMPROVEMENTS (1-2375)** - Mr. Joiner reported that approval of the landscape planters remains to be done by Tom Johnson and his partner. Sealing and striping the parking lot and planting the planters remains to be completed as well. The City Sign Shop is ready to install the new signs as soon as the parking lot is striped. Once this is complete, the City will take over maintenance.

**F-3. RELOCATION OF SIERRA PACIFIC POWER COMPANY TRANSFORMER FROM NORTH PLAZA STREET (1-2390)** - Mr. Joiner reported that this project is complete. The trash dumpsters can now be moved and enclosed.

**F-4. BREWERY ARTS CENTER PURCHASE OF ST. TERESA'S CATHOLIC CHURCH (1-2419)** - Member McCarthy requested Chairperson Williamson to ask the building inspector to conduct a thorough inspection of the church building.

**F-5. REPORT ON WILD WEST WEEKEND (1-2448)** - Maxine Nietz provided to Chairperson Williamson a thirty second commercial produced by David Morgan. A 20-30 minute video is being

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planned. She distributed Wild West Weekend booklets and budgets to the Committee members and staff. She discussed the Shootist Reunion, displayed a booklet and discussion took place regarding publicity. Ms. Nietz displayed the Guide's Guidebook and the advertising poster. Member McCarthy suggested framing past event posters and displaying them in public buildings. Member Nietz discussed his contacts with a representative of KRXI Channel 11. Ms. Nietz reviewed budget and demographic information. Member Nietz referred to the e-mail from Tony Ilardi included in the Wild West Weekend booklet and reviewed the same. Discussion took place regarding publicizing the event, combining it with other events, and the photography. Ms. Nietz continued reviewing event highlights from the booklet, and discussion took place regarding the timing of the Wild West Weekend in relation to the Kit Carson Rendezvous. Ms. Nietz discussed the Kit Carson Rendezvous, and distributed Passport to the Past booklets to the Committee members, staff, and the citizens present.

**G. ADJOURNMENT** (1-3680) - The meeting adjourned by mutual consent at 8:13 p.m.

The Minutes of the June 13, 2001 meeting of the Carson City Redevelopment Authority Citizens Committee are so approved this \_\_\_\_\_ day of August, 2001.

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ROBIN L. WILLIAMSON, Chairperson