

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

Minutes of the October 11, 2000 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, October 11, 2000 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Robin Williamson
Vice Chairperson Linda Johnson
Joseph McCarthy
Fred Nietz
Morey Tresnit

ALSO PRESENT:
David Whatley
Doreen Mack

STAFF: Rob Joiner, Redevelopment Director
Kathleen King, Recording Secretary
(RACC 10/11/00; Tape 1-0001)

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 (1-0001)** - Chairperson Williamson called the meeting to order at 5:36 p.m.
- B. DETERMINATION OF QUORUM (1-0002)** - Roll was called; a quorum was present. Members Browne and Hannafin were absent.
- C. APPROVAL OF MINUTES (1-0007)** - Member McCarthy moved to approve the minutes of September 13, 2000. Member Nietz seconded the motion. Motion carried 5-0-2-0.
- D. MODIFICATION OF AGENDA (1-0020)** - Chairperson Williamson modified the agenda to address item F-2 first.
- E. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0023; 1-0587)** - Ms. Mack discussed a proposal to plant trees along the downtown side streets. She advised of discussing the proposal with Mr. Joiner and Parks Superintendent Scott Fahrenbruch, and was informed that funding will be needed for irrigation. She noted that trees would keep the area cooler and make it more pedestrian friendly. She advised Member McCarthy that the Telegraph Square Merchants Consortium is working on an advertisement to be placed in the Brewery Arts Center theater programs. Ms. Mack further discussed a proposal for a billboard on the north and south ends of Carson Street, and advised that she will research the cost. She additionally discussed street painting, the success of the Main Street balloon, and having Santa at the Christmas tree lighting.
- F. DISCUSSION AND ACTION ON:**

F-1. STRATEGIC PLANNING VISIONING, MISSION STATEMENT, GOAL SETTING, AND OBJECTIVES DEVELOPMENT FOR THE REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE (1-0661) - Mr. Mooney referred to the plan which had been previously distributed to each of the Committee members, and discussed the vision workshop on Sunday, September 24th. He solicited

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comments from the Committee members regarding the progress of the planning process. He reviewed Maslow's Hierarchy of Needs, and stated that any plan which doesn't meet the needs outlined is not a plan. He distributed a Strategic Plan Completion Schedule, and referred to the strategic driving force statement in the Committee members' booklets. He indicated that there was a great deal of harmony in the vision statements. He discussed ambiance/identity, and solicited comments regarding the September 24th workshop.

Mr. Mooney then moved to the conflict resolution phase of the Strategic Plan Completion Schedule, Session 2. Vice Chairperson Johnson indicated that potential conflicts exist regarding the approach to parking and accessibility, and with regard to maintaining the downtown area authentically or having a downtown theme. Discussion took place regarding the "harmony" concept as defined in the members' booklets, the Stewart Title building, the Legislature building, and the Silver Spur. Mr. Joiner discussed a potential conflict regarding multi-use/residential zoning in the downtown core. Vice Chairperson Johnson pointed out that this would be determined by individual developers and driven by the economy. With regard to the parking/accessibility issue, Vice Chairperson Johnson referred to the door-to-door study done approximately three years ago. She emphasized the need to address this issue and suggested forming a subcommittee to work through the technicalities of accessibility. The subcommittee would include traffic engineers, State representatives, etc. Member McCarthy inquired as to statistical evidence regarding the accessibility issue. Mr. Joiner advised that opinion polls have been conducted in addition to the Visual Preference Survey. He indicated that the lack of downtown parking is "certainly a perceived problem." A recent parking study revealed that the area of Telegraph Square is the most heavily used area on a constant basis. The parking lot on Curry Street between Second and Third Streets is 80-90% occupied on a constant basis. Mr. Joiner acknowledged that the parking problem is real in some areas. Vice Chairperson Johnson provided the following language, "To appoint a broad-based accessibility committee to research accessibility solutions and report to the Redevelopment Authority Citizens Committee."

Discussion took place regarding signage, the potential conflict between the west side and the east side, and distribution of resources. Mr. Mooney discussed the "allow, cause, and prevent" methods of community development and the Committee's influence with regard to the same. He inquired as to a statement regarding the west side/east side conflict. In response to a question, Mr. Joiner suggested that the Committee consider the way money has been spent in the past. He pointed out that the Committee has been proactive in the work done on the Main Street beautification project, infrastructure work, and partnerships with various State and private entities. He suggested that consideration be given to future land uses, and provided examples. He noted that any planning would have to be in conjunction with the private land owners and with Streets Operations Manager John Flansberg. The redevelopment budget would tie in with capital improvement projects, annual events/projects, administration, and beautification. Vice Chairperson Johnson suggested the following language, "Develop priorities for distribution of resources by geographic area." Discussion took place with regard to the wording and focusing on the downtown core area, and consensus of the Committee was to "develop equitable allocation priorities."

Chairperson Williamson recessed the meeting at 7:08 p.m., and reconvened the meeting at 7:15 p.m.

Discussion took place regarding the identity of Carson City. Mr. Mooney explained the concept and purpose of a mission statement and displayed samples. Discussion ensued with regard to the same, and consensus of the Committee was, "Carson City, it's for real." Extensive discussion then took place

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regarding a logo, and consensus of the Committee was to postpone any further discussion until the next meeting.

F-2. REDEVELOPMENT AUTHORITY EVENT FUNDING APPLICATION PROCESS (1-0025) - Chairperson Williamson referred to the draft application included in the agenda materials, and solicited comments from the Committee members. Vice Chairperson Johnson reviewed her written comments and provided them to Mr. Joiner. Discussion took place with regard to how soon the application can be made available to the public. Mr. Joiner suggested agendaizing approval of the application at the November meeting, publishing the application in December, and reviewing submitted applications in January. Following discussion regarding additional revisions, **Vice Chairperson Johnson moved that the Committee approve the application for redevelopment event funds with the understanding that Rob Joiner and Chairperson Williamson will make some minor revisions; and that they are then authorized to proceed with RFPs. Member Tresnit seconded the motion.** Discussion ensued regarding funding for improvements. **Motion carried 5-0-2-0.**

F-3. NEVADA DAY ACTIVITIES AND PROMOTIONS SUPPORTED BY CARSON CITY REDEVELOPMENT AUTHORITY (1-0115) - Mr. Joiner referred to the September 29, 2000 letter from Genevieve Frederick included in the agenda materials. At the request of Chairperson Williamson, Member McCarthy reviewed the cultural heritage events scheduled at the Brewery Arts Center during the week of October 23rd.

F-4. PROPOSED LAND USE AND DESIGN SPECIFIC PLAN FOR S.E. REDEVELOPMENT PLAN AREA (1-0315) - Deferred.

G. REVIEW OF EXISTING PROJECTS IN THE REDEVELOPMENT PLAN AREA:

G-1. LANDSCAPING OF CAROLINE STREET PARKING LOT (1-0345) - Mr. Joiner advised that the bid was recently let and that the permit application has been submitted. The project should start in the next few days.

G-2. FACADE AND SITE IMPROVEMENTS TO CAL-FED BANK AT TELEGRAPH SQUARE (1-0350) - Mr. Joiner described the improvements, including removal of the turquoise panels, renovation of the planters, closing off the east-facing door, and "anti-skateboarding" treatments for all the planters. In response to a question, he advised that the project is scheduled to start soon.

G-3. COMPLETION OF PAVERS AND TREE GRATES AT TELEGRAPH SQUARE - Deferred.

G-4. 410 SOUTH CARSON STREET (1-0320) - Mr. Joiner advised that Don Bernard has notified Community Development this building is ready to rent. Mr. Bernard is waiting until he has a tenant to do improvements in the space next door. Mr. Joiner described the renovations to the entire building, and advised that Mr. Bernard has offered the northern wall for a mural. Discussion took place regarding the landscaping next door.

G-5. 210 NORTH CARSON STREET (1-0344) - An antique store will be occupying this space.

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G-6. HONG KONG GARDENS (FORMER DEPOT) RESTAURANT - Deferred.

G-7. CARSON STREET CHRISTMAS DECORATIONS AND LIGHTING 2000 (1-0385) - Mr. Joiner advised that new hangers were purchased for the lights on the side streets last year. This year, spotlights will be purchased.

G-8. CHILDREN'S MUSEUM HVAC REPLACEMENT (1-0393) - Mr. Joiner reported that this project is complete.

G-9. BREWERY ARTS CENTER SITE IMPROVEMENTS (1-0395) - Mr. Joiner advised that the site improvements had to be rebid. Member McCarthy advised that the bids will be opened on October 17th. The project will be let by the Supervisors on November 2nd and work will begin immediately thereafter. Mr. Joiner noted that the project should be completed quickly.

G-10. BATH-BROUGHER HOUSE (NORTHWEST CORNER OF NORTH CURRY AND WEST SPEAR STREETS (1-0420) - Mr. Joiner advised that this building is being re-roofed and the new owner has plans to continue with rehabilitation.

G-11. CAPITOL APARTMENTS PURCHASE BY STATE OF NEVADA AND PLANS FOR ADAPTIVE REUSE (1-0424) - Mr. Joiner suggested developing a master plan of the southeast quadrant (south of Fifth Street, east of Carson Street over to Stewart Street, to the edge of the district near Red's Old 395 Grill.) He indicated that there has been a great deal of interest in underdeveloped and undeveloped properties in the area. He advised of a proposal received from George Szabo, a local planner and architect, and briefly described the same. Discussion took place regarding the method by which to develop the master plan.

G-12. ORMSBY HOUSE CLOSING FOR REHABILITATION (1-0465) - In response to a question, Mr. Joiner advised the owners would have to appear before the Board of Equalization to request an additional reduction in taxes. Mr. Joiner advised that the property is currently assessed at \$6 million. If the building was vacant, the assessment would be \$4 million. Mr. Joiner advised that the old SIIS building will bring in approximately \$200,000 in redevelopment funding.

G-13. COSTCO CONSTRUCTION AND SCHEDULED OPENING (1-0492) - Mr. Joiner advised that Costco will generate approximately \$60,000 the first year and \$100,000 each year thereafter for the redevelopment fund. Chairperson Williamson noted that the scheduled opening is November 10th.

G-14. CACTUS JACK'S SENATOR CASINO ADMINISTRATIVE OFFICE REBUILDING AND CASINO FACADE IMPROVEMENT (1-0503) - Mr. Joiner advised that the owner is working on a new administrative building to replace the existing building on the southeast corner of Spear and North Curry Streets. The existing building is not historic, so there is no preservation requirement. He indicated that the addition will not affect the alley.

G-15. RED'S OLD 395 GRILL (1-0518) - Mr. Joiner advised that the expansion is nearly complete which will allow for a full menu lunch and more business.

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G-16. NEVADA STATE MUSEUM REHABILITATION OF FORMER F.I.B. BUILDING

(1-0524) - Mr. Joiner indicated that the project is on schedule and should be open by February/March 2001. Since there wasn't enough sandstone available to veneer all the way around the building, the builder will use cultured stone which looks similar but is a different size.

G-17. WASHINGTON STREET STATION (1-0530) - Mr. Joiner advised that the project is

scheduled for completion in December. The Arts Council will move in first. (1-0549) In response to a question, Vice Chairperson Johnson estimated that the building is 75-85% leased.

H. FUTURE REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE AGENDA ITEMS -

Previously covered.

I. ADJOURNMENT (1-3835) - Vice Chairperson Johnson moved to adjourn the meeting at 8:25 p.m.

Member Tresnit seconded the motion. Motion carried 5-0-2-0.

The Minutes of the October 11, 2000 meeting of the Carson City Redevelopment Authority Citizens Committee are so approved this _____ day of December, 2000.

ROBIN L. WILLIAMSON, Chairperson