

CARSON CITY REDEVELOPMENT AUTHORITY

Minutes of the July 7, 2011 Meeting

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A meeting of the Carson City Redevelopment Authority was held during the regularly scheduled Board of Supervisors meeting, on Thursday, July 7, 2011, in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Shelly Aldean
Vice Chairperson Karen Abowd
Member Robert Crowell
Member John McKenna
Member Molly Walt

STAFF: Larry Werner, City Manager
Alan Glover, Clerk - Recorder
Randal Munn, Chief Deputy District Attorney
Kathleen King, Deputy Clerk / Recording Secretary

NOTE: A recording of these proceedings, the Redevelopment Authority's agenda materials, and any written comments or documentation provided to the Clerk during the meeting are part of the public record. These materials are available for review, in the Clerk's Office, during regular business hours.

21. CALL TO ORDER AND ROLL CALL (11:23:40) - Chairperson Aldean called the meeting to order at 11:23 a.m. All members of the Redevelopment Authority were present, constituting a quorum.

22. OFFICE OF BUSINESS DEVELOPMENT

22(A) POSSIBLE ACTION TO APPROVE AND RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF THE OPERATING COVENANT AND AGREEMENT, BY AND BETWEEN CARSON CITY REDEVELOPMENT AUTHORITY AND CARSON CITY AND CARSON QUAIL PARK MAINTENANCE ASSOCIATION, FOR SALES TAX REIMBURSEMENT TO THE PROPERTY OWNER FOR NEW RETAIL TENANTS ESTABLISHED IN EXISTING, VACANT RETAIL SPACE BY JULY 1, 2012 (11:23:50) - Chairperson Aldean introduced this item. Planning Division Director Lee Plemel provided an overview of items 22(A), (B), (C), and (D), and reviewed the agenda materials relative to the same. In reference to Ed Yuill's May 19, 2011 letter included in the agenda materials, Supervisor Aldean noted that the Carson Quail Park Maintenance Association is the participant. She further noted that the operating covenant and agreement requires that the participant also be the owner. Mr. Werner advised that Carson Quail Park Maintenance Association owns the property and the participants own the pad sites. Discussion followed.

Mr. Plemel reviewed the agenda materials, and responded to questions regarding the proposed agreement with the owner of the retail space. In response to a further question, he advised that the participant and the owner should be the same "and that's why there's four separate agreements." Member Crowell pointed out that each one of the pad sites, on their own, doesn't meet the 15,000 square foot requirement. Chairperson Aldean expressed concern that the applications do not meet the established program criteria. Mr. Werner advised that Mr. Yuill had been required to return to Reno, and provided background information on the policy relative to the Ribeiro Corporation. Additional discussion followed.

Discussion took place regarding the appropriate action, and Chairperson Aldean entertained a motion. **Member Crowell moved to postpone consideration of the subject item until the August 4th meeting**

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of the Board of Supervisors and that it be brought back after staff has indicated to the Ribeiro Corporation that there are serious concerns about the viability of these applications being approved; and that if Ribeiro Corporation representatives wish to be heard, they can. Member Walt seconded the motion. Chairperson Aldean entertained public comment and, when none was forthcoming, called for a vote on the pending motion. **Motion carried 4-1.** In response to a question, Mr. Munn provided direction with regard to the previously-stated motion, and discussion followed. **Member Crowell amended his motion to indicate that it applies to items 22(A), 22(B), 22(C) and 22(D) because they all have the same issue and to clarify that anything brought back to the Redevelopment Authority, participant and owner must be the same. Member Walt continued her second.** Chairperson Aldean entertained public comment and, when none was forthcoming, called for a vote on the pending motion. **Motion carried 4-1.**

22(B) POSSIBLE ACTION TO APPROVE AND RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF THE OPERATING COVENANT AND AGREEMENT, BY AND BETWEEN CARSON CITY REDEVELOPMENT AUTHORITY AND CARSON CITY AND FIRST INDEPENDENT BANK OF NEVADA, A DIVISION OF WESTERN ALLIANCE BANK, FOR SALES TAX REIMBURSEMENT TO THE PROPERTY OWNER FOR NEW RETAIL TENANTS ESTABLISHED IN EXISTING, VACANT RETAIL SPACE BY JULY 1, 2012

22(C) POSSIBLE ACTION TO APPROVE AND RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF THE OPERATING COVENANT AND AGREEMENT, BY AND BETWEEN CARSON CITY REDEVELOPMENT AUTHORITY AND CARSON CITY AND SUNRISE, LLC, FOR SALES TAX REIMBURSEMENT TO THE PROPERTY OWNER FOR NEW RETAIL TENANTS ESTABLISHED IN EXISTING, VACANT RETAIL SPACE BY JULY 1, 2012

22(D) POSSIBLE ACTION TO APPROVE AND RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF THE OPERATING COVENANT AND AGREEMENT, BY AND BETWEEN CARSON CITY REDEVELOPMENT AUTHORITY AND CARSON CITY AND TAMLIN INVESTMENTS, LLC, FOR SALES TAX REIMBURSEMENT TO THE PROPERTY OWNER FOR NEW RETAIL TENANTS ESTABLISHED IN EXISTING, VACANT RETAIL SPACE BY JULY 1, 2012

23. ACTION TO ADJOURN (11:47:05) - Chairperson Aldean adjourned the meeting at 11:47 a.m.

The Minutes of the July 7, 2011 Carson City Redevelopment Authority meeting are so approved this _____ day of August, 2011.

SHELLY ALDEAN, Chair

ATTEST:

ALAN GLOVER, Clerk - Recorder