

City of Carson City
Agenda Report

Item # 5

Date Submitted: July 24, 2007

Agenda Date Requested: August 2, 2007

Time Requested: 5 minutes

To: Board of Supervisors

From: Joe McCarthy, Office of Business Development

Subject Title: Action to adopt on second reading, Bill No. 123, an ordinance amending ordinance No. 2006-12 by adding the North Town Shopping Plaza and the vacant former Kmart Building to the Redevelopment Project Area No. 2 and other matters properly related thereto.

Staff Summary: The purpose of this ordinance is to amend our Redevelopment Project Area No. 2 in order to continue to energize Carson City's aging shopping centers and re-tenant vacant big box buildings. The Redevelopment Authority's long-term strategy employs a public and private partnership approach that will retain and enhance additional commercial activity in this area. The addition of these properties to the current Project Area No. 2 is consistent with the annual goals and objectives of the Carson City Board of Supervisors in as much as this action facilitates efforts to revitalize Carson City's aging shopping to help turn them into economic success stories and sales tax generating engines.

Type of Action Requested: (check one)

☐ Resolution

☒ Ordinance

☐ Formal Action/Motion

☐ Other (Specify)

Does This Action Require A Business Impact Statement: ☐ Yes ☒ No

Recommended Board Action: I move to adopt on second reading, Bill No. 123, an ordinance amending ordinance No. 2006-12 by adding the North Town Shopping Plaza and the vacant former Kmart Building to the Redevelopment Project Area No. 2 and other matters properly related thereto.

Explanation for Recommended Board Action: NRS Chapter 279 allows concerned communities to identify deteriorated areas that need revitalization through redevelopment. Redevelopment projects work best when paving the way for private investment that otherwise would not occur. The recommendation emphasizes the strict use of redevelopment as a catalyst for private investment. Carson City continues to have vacant big box stores and empty in-line shops. New commercial development is imperative to address our dependency on sales tax to pay for city services. A second reading of this ordinance will be scheduled before the amendment would take effect.

Applicable Statue, Code, Policy, Rule or Regulation: NRS Chapter 279

Fiscal Impact: n/a

Explanation of Impact: n/a

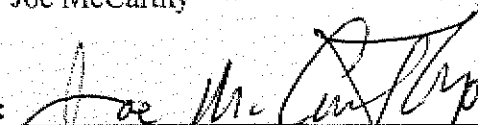
Funding Source: n/a

Alternatives: Not add these properties at this time.

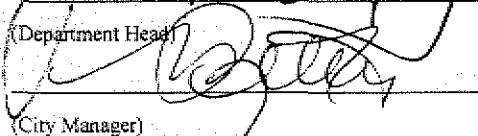
Supporting Material: Proposed ordinance

Prepared By: Joe McCarthy

Reviewed By:


(Department Head)

Date: 7-24-07


(City Manager)

Date: 7/24/07


(District Attorney)

Date: 7-24-07


(Finance Director)

Date: 7/24/07

Board Action Taken:

Motion: _____

1) _____

Aye/Nay

2) _____

(Vote Recorded By)

ORDINANCE NO. _____

BILL NO. 123

AN ORDINANCE AMENDING ORDINANCE NO. 2006-12, BY
ADDING THE NORTH TOWN SHOPPING PLAZA AND THE
VACANT FORMER KMART BUILDING TO THE
REDEVELOPMENT PROJECT AREA NO. 2 AND OTHER
MATTERS PROPERLY RELATED THERETO.

THE BOARD OF SUPERVISORS OF CARSON CITY DO ORDAIN:

SECTION I:

WHEREAS, the Carson City Board of Supervisors considered the amendment to the boundaries of Redevelopment Project Area No. 2 and all evidence and testimony for or against the adoption of the amendment at a public hearing on June 7, 2007, notice of which complied with NRS 279.608, and

WHEREAS, the Carson City Board of Supervisors determines that the amendment in the plan is necessary or desirable.

SECTION II:

WHEREAS, the Board of Supervisors intends that adoption of the amendment to the Redevelopment Plan for Project Area No. 2 will create an implementation tool for strategies that address the characteristics of Redevelopment. The amendment to the Plan will provide the community with the legal and financial tools that would otherwise not have been available; and,

WHEREAS, the Carson City Board of Supervisors finds that the additional parcels conform to the characteristics and factors listed in NRS 279.388 and are consistent with the objectives of the Plan for Redevelopment Project Area No. 2.

SECTION III:

WHEREAS, pursuant to NRS 279. 586, the Board of Supervisors makes the following findings concerning the Redevelopment Project Area No. 2:

- a. The redevelopment area is necessary to effectuate the public purposes declared in NRS 279.382 to NRS 279.685 inclusive;
- b. The redevelopment plan would redevelop the area in conformity with NRS 279.382 to NRS 279.685, inclusive, and is in the interests of the peace, health, safety and welfare of the community;
- c. The redevelopment plan conforms to the Master Plan (general plan of the community) of Carson City;

- d. The redevelopment plan does not contemplate the displacement of occupants of the Redevelopment Project Area No. 2; thus, no finding on the adequacy of housing to displace occupants is warranted;
- e. The inclusion of all real property in the proposed amendment to Redevelopment Project Area No. 2 is necessary for effective redevelopment;
- f. Inclusion of lands, buildings or improvements which are not detrimental to the public health, safety or welfare is necessary for the effective redevelopment of the area of which they are a part; and,
- g. Adequate provisions have been made for the payment of the principal of and interest on any bonds which may be issued by the Redevelopment Authority.

WHEREAS, in 2004, the Carson City Redevelopment Authority and Board of Supervisors approved an ordinance that adopted the Redevelopment Plan (the Plan) for a new redevelopment district, Redevelopment Project Area No. 2, and,

WHEREAS, the Carson City Redevelopment Authority desires to amend the Plan and recommended this amendment to the Carson City Board of Supervisors, and

WHEREAS, NRS 279.608 allows an amendment to the Plan to add new areas to a redevelopment project, and

WHEREAS, NRS 279.608 requires the Redevelopment Authority to recommend to the Board of Supervisors the specific purpose of the amendment to the Plan, and

WHEREAS, the amendment adds the North Town Shopping Plaza and vacant former Kmart Building to Redevelopment Project Area No. 2, and

WHEREAS, the amendment to the boundaries to Redevelopment Project Area No. 2 causes no substantial change to Carson City's existing Master Plan, and

WHEREAS, the addition of these parcels would benefit the general welfare of the people of Carson City by furthering an increased potential of generating sales tax and property tax revenues to Carson City and the Redevelopment Authority, and

WHEREAS, an increase in revenue is necessary to increase further redevelopment opportunities, and

WHEREAS, NRS 279.608(5) requires an ordinance by the Board of Supervisors to amend the Plan

SECTION IV:

WHEREAS the legal description of the boundaries of Project Area No. 2 covered by the redevelopment plan is set forth as follows:

Beginning at the northwest corner of Assessor's Parcel No. 03-063-09, said parcel lying within the Northwest 1/4 of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City Nevada; Thence easterly along the northerly line of said parcel and prolongation thereof to the northeast corner of Assessor's Parcel No. 03-063-15; Thence clockwise around last said Parcel to the southerly line of Assessor's Parcel No. 03-063-09; Thence counterclockwise around last said Parcel to the northerly line of Assessor's Parcel No. 03-302-02;

Thence east along last said line and prolongation thereof to the westerly line of Carson Street; Thence southeasterly across Carson Street to the southerly line of Fairview Drive; Thence east along last said line to the westerly line of Roop Street; Thence south along last said line to the northerly line of Industrial Park Drive; Thence west along last said line and prolongation thereof to the westerly line of California Street; Thence south along last said line and prolongation thereof to the northerly line of Assessor's Parcel No. 09-122-05; Thence east along last said line to the westerly line of Silver Sage Drive; Thence south along last said line to the northerly line of Clearview Drive; Thence west along last said line to prolongation of the westerly line of California Street; Thence south along said prolongation and westerly line to the northerly line of Assessor's Parcel No. 09-162-03; Thence counterclockwise around last said Parcel to the northerly line of Roventini Way; Thence west along last said line to the easterly line of Oak Street; Thence south along last said line to the northerly line of Overland Street; Thence east along last said line to the easterly line of California Street; Thence south along last said line to the northerly line of Assessor's Parcel No. 09-203-03; Thence clockwise around last said Parcel to the northerly line of Roland Street; Thence southwestly across Snyder Avenue to the northwesterly corner of Assessor's Parcel No. 09-205-05; Thence clockwise around last said Parcel to the southerly line of Assessor's Parcel No. 09-205-04; Thence west along last said line to the southeast corner of Assessor's Parcel No. 09-196-09; Thence clockwise around last said Parcel to the southerly line of Roland Street; Thence west along last said line to the northerly line of Bennett Avenue; Thence west along last said line to the northeasterly corner of Assessor's Parcel No. 09-196-07; Thence clockwise around last said Parcel to the southerly line of Roland Street; Thence west along last said line to the easterly line of Oak Street; Thence north along last said line to the northerly line of Assessor's Parcel No. 09-197-02; Thence east along last said line to the southwestly line of Snyder Avenue; Thence northwestly along last said line to the easterly line of Assessor's Parcel No. 09-167-07; Thence clockwise around last said Parcel to the easterly line of Carson Street; Thence southerly along last said line to the northerly line of Assessor's Parcel No. 09-287-02; Thence east along last said line and prolongation thereof to the easterly line of Assessor's Parcel No. 09-191-12; Thence south along last said line to the northerly line of Assessor's Parcel No. 09-191-05; Thence east along last said line to the westerly line of Oak Street; Thence south along last said line to the northerly line of Bennett Avenue; Thence west along last said line to the prolongation of the westerly line of Lynnett Lane; Thence south along said prolongation and westerly line to the southerly line of Clear Creek Avenue; Thence west along last said line to the easterly line of Assessor's Parcel No. 09-304-02; Thence south along last said line and prolongation thereof to the southerly line of Assessor's Parcel No. 09-304-06 and the southeast corner of Section 31, Township 15 North, Range 20 East, Mount Diablo Meridian; Thence west along the southerly line of said Section 31 to the easterly line of Assessor's Parcel No. 09-303-05; Thence clockwise around last said Parcel to the southerly line of said Section 31; Thence west along last said line to the southerly line of U.S. Highway 50; Thence northeasterly along last said line to the westerly line of Assessor's Parcel No. 09-302-14; Thence counterclockwise around last said Parcel to the southwestly corner of Assessor's Parcel No. 09-302-15; Thence counterclockwise around last said Parcel to the southerly line of Assessor's Parcel No. 09-302-03; Thence west along last said line to the southerly line of U.S. Highway 50; Thence northeasterly across U.S. Highway 50 to the southwestly corner of Assessor's Parcel No. 09-301-05; Thence north along the westerly line of last said Parcel to the east-west quarter section line of said Section 31; Thence east along last said line to the prolongation of the easterly line of Voltaire Street; Thence north along last said prolongation and easterly line to the southerly line of W. Appion Way; Thence east along last said line to the westerly line of Cochise Street; Thence south along last said line to the northerly line of W. Roland Street; Thence east along last said line to the southeasterly corner of Assessor's Parcel No. 09-282-01; Thence counterclockwise around last said Parcel to the easterly line of Cochise Street; Thence north along last said line to the northerly line of W. Appion Way; Thence west along last said line to the easterly line of Voltaire Street; Thence north along last said line to the southerly line of Voltaire Canyon Road; Thence northwestly across last said road to the westerly line of Assessor's Parcel No. 09-155-52; Thence north along last said line and prolongation thereof to the northerly line of Assessor's Parcel No. 09-155-50; Thence east along last said line to the southerly line of Moses Street; Thence east along last said line to the westerly line of Curry Street; Thence north along last said line to the southerly line of Section 19 of said Township and Range; Thence west along last said line to the westerly line of Assessor's Parcel No. 09-031-14; Thence north along last said line and the prolongation thereof to the northerly line of Betts Street; Thence west along last said line to the westerly line of Assessor's Parcel No. 09-031-09; Thence north along last said line to the northerly line of Assessor's Parcel No. 09-031-04; Thence east along last said line and prolongation thereof to the westerly line of Curry Street; Thence north along last said line to the southerly line of Assessor's Parcel No. 09-031-03; Thence clockwise around last said Parcel to the westerly line of Curry

Street; Thence east at right angles to the easterly line of Curry Street; Thence northerly along last said line to the point of beginning. TOGETHER WITH Beginning at the southeast corner of Assessor's Parcel No. 07-462-06, said parcel lying within the Southeast 1/4 of Section 6, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City Nevada; Thence clockwise around last said Parcel to the southerly line of Assessor's Parcel No. 07-462-02; Thence clockwise around last said Parcel to the southerly line of West College Parkway; Thence along last said line to the westerly line of Assessor's Parcel No. 07-462-04; Thence counterclockwise around last said Parcel to the westerly line of U.S. Highway 395; Thence along last said line to the point of beginning. EXCEPTING THEREFROM Assessor's Parcel No. 07-462-05;

SECTION V:

Now, therefore, pursuant to NRS 279.586 and NRS 279.608, the Carson City Board of Supervisors does hereby adopt the amendment to the Redevelopment Plan for Redevelopment Project Area No. 2.

Proposed on _____ (month) _____ (day) _____ (year)

Proposed by Supervisor _____

Passed _____ (month) _____ (day) _____ (year)

VOTE:AYES:

NAYS: _____

ABSENT: _____

ABSTENTIONS: _____

ATTEST:

ALAN GLOVER, Clerk/Recorder

MARV TEIXEIRA, Mayor

This ordinance shall be in force and effect from and after the _____ day of the month of _____ of the year 2007.