

CARSON CITY REDEVELOPMENT AUTHORITY

Minutes of the November 19, 2009 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, November 19, 2009 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Robin Williamson
Vice Chairperson Shelly Aldean
Member Robert Crowell
Member Pete Livermore
Member Molly Walt

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

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

19. CALL TO ORDER AND ROLL CALL (9:52:38) - Chairperson Williamson called the meeting to order at 9:52 a.m., noting the presence of a quorum.

20. ACTION ON APPROVAL OF MINUTES - October 15, 2009 (9:52:44) - Vice Chairperson Aldean moved to approve the minutes, as presented. Member Crowell seconded the motion. Motion carried 5-0.

21. OFFICE OF BUSINESS DEVELOPMENT

21(A) ACTION TO APPROVE AND RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE EXPENDITURE OF \$1,500 FROM THE REVOLVING FUND FOR THE REDEVELOPMENT AUTHORITY TO SUPPORT THE SIERRA NEVADA BALLET'S CHRISTMAS PEANUTCRAKER, AS AN EXPENSE INCIDENTAL TO CARRYING OUT THE REDEVELOPMENT PLAN WHICH HAS BEEN ADOPTED BY THE CARSON CITY BOARD OF SUPERVISORS, AND BASED UPON THE FINDINGS THAT THERE IS A CAUSAL CONNECTION BETWEEN THIS REDEVELOPMENT EFFORT AND THE NEED FOR THE EXPENSES; THE EXPENSES ARE NEEDED TO ENSURE THE SUCCESS OF THE REDEVELOPMENT PLAN, AND THAT THE AMOUNT OF THE EXPENSES ARE MINOR IN COMPARISON TO THE MONEY REQUIRED FOR THE OVERALL REDEVELOPMENT PLAN (9:53:22) - Business Development Manager Joe McCarthy reviewed the agenda report, and provided historic information on the first presentation of the Peanutcraacker. Member Livermore advised of having been contacted by arts organization representatives inquiring as to an application process for redevelopment funding. He recalled a discussion with Mr. McCarthy and Cultural Commission Chair Peter Barton regarding the possibility of the Cultural Commission "being the funding source of these type of performances." He expressed concern over "how others get access to ... support in some form." Mr. McCarthy commended the suggestion, and expressed the hope that the Redevelopment Authority Citizens Committee ("RACC"), "working with staff can put those specific procedures together." Member Livermore expressed concern over the subject and subsequent item "showing bias." He expressed support

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for arts and culture to be funded, and concern over a fair and equitable process. Mr. McCarthy acknowledged the need for a “more formalized and fair way of distributing the limited funds that we have.” He reiterated the intent to “bridge that between what we have in place now to get to that more formalized mechanism.” He suggested the RACC may also consider the Cultural Commission as the most appropriate review authority.

Chairperson Williamson provided background information on development of the Redevelopment Authority policies and procedures. She explained that special events funding was “left to the Redevelopment Authority to determine.” She noted the subject application for funding and that presented as part of item 21(B), and advised of sufficient funding in the Redevelopment Authority budget to cover both applications. She emphasized there was no intent to “shortchange anyone and anyone who’s interested after viewing whatever action happens today and might want to participate can certainly contact and go through the existing policies and procedures ... which would start with the Office of Business Development.” She introduced Sierra Nevada Ballet Director Rosine Bena.

(10:02:56) Ms. Bena expressed appreciation for the past support of the Redevelopment Authority, and gratitude for the opportunity to present the subject application. She provided background information on her experience as a professional ballerina, on Sierra Nevada Ballet, and on the Peanutcracker. She reviewed the application materials included in the agenda packets, and discussed the purpose of the Peanutcracker to draw people to downtown. She advised that the performances are scheduled for Saturday, December 5th at 2:30 p.m. and 7:30 p.m.

Vice Chairperson Aldean inquired as to whether the venue rental fee was intended to be waived. Mr. McCarthy stated, “In the past, we have always treated it as a redevelopment project and ... the space cost has been waived.” Mr. Werner acknowledged that the recently approved Redevelopment Authority policies and procedures precluded waiver of venue fees. Mr. McCarthy advised that waiver of the venue fee has been “consistently done year after year.” In response to a further question, Community Center Operations Supervisor Mitch Ames explained that the Redevelopment Authority has paid the rental fee of the Community Center theater subject to a previously-approved 50 percent discount provided to non-profit community organizations. “We bill the Redevelopment Authority for our standard fees and charges with the discount.” Mr. Ames advised that the 2007 fee was \$967 and the 2008 fee was \$1,413. He explained the fluctuation in fees based on “how much time the folks use in equipment and material.” Vice Chairperson Aldean acknowledged that “time is of the essence,” but expressed a preference to be faithful to the Redevelopment Authority policies and procedures. Following a brief discussion, Mr. Werner advised that the matter of the venue fee would have to be reagendaized for the December 3rd Board of Supervisors meeting. Member Livermore thanked Vice Chairperson Aldean for pointing out the matter of the venue fee, and suggested “that’s probably going to create further disproportion ...”

Ms. Bena provided additional background information on the relocation of the Peanutcracker performances from out-of-doors in downtown Carson City to the Community Center theater. “We started this as a Carson City event. ... Unfortunately, the weather did not cooperate with us so we couldn’t keep it outside, though we wanted to do that.” Ms. Bena expressed support for people coming to downtown Carson City.

Chairperson Williamson entertained public comment and, when none was forthcoming, a motion. A brief discussion took place with regard to the appropriate action. **Vice Chairperson Aldean moved to approve and recommend to the Board of Supervisors approval of the expenditure of \$1,500 from the revolving**

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fund for the Redevelopment Authority to support the Sierra Nevada Ballet's Christmas Peanutcracker as an expense incidental to carrying out the redevelopment plan which has been adopted by the Carson City Board of Supervisors, and based upon the findings that there is a causal connection between this redevelopment effort and the need for the expenses; the expenses are needed to ensure the success of the redevelopment plan and the amount of the expenses to be given are minor in comparison to the money required for the overall redevelopment plan; fiscal impact \$1,500 which has been budgeted to support the production and the success of the event. Member Walt seconded the motion. Motion carried 4-0-1, Member Livermore abstaining. Member Livermore explained the purpose of his abstention to be "fair to all the arts and culture."

21(B) ACTION TO APPROVE AND RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE EXPENDITURE OF \$3,000 FROM THE REVOLVING FUND FOR THE REDEVELOPMENT AUTHORITY TO SUPPORT THE PINKERTON BALLET THEATRE'S ANNUAL NUTCRACKER BALLET, AS AN EXPENSE INCIDENTAL TO CARRYING OUT THE REDEVELOPMENT PLAN WHICH HAS BEEN ADOPTED BY THE CARSON CITY BOARD OF SUPERVISORS AND BASED UPON THE FINDINGS THAT THERE IS A CAUSAL CONNECTION BETWEEN THIS REDEVELOPMENT EFFORT AND THE NEED FOR THE EXPENSES; THE EXPENSES ARE NEEDED TO ENSURE THE SUCCESS OF THE REDEVELOPMENT PLAN AND THAT THE AMOUNT OF THE EXPENSES ARE MINOR IN COMPARISON TO THE MONEY REQUIRED FOR THE OVERALL REDEVELOPMENT PLAN

(10:14:29) - Chairperson Williamson introduced this item, and Mr. McCarthy introduced Pinkerton Ballet Theatre Board of Directors Vice President Denise Gillott. Member Walt advised of a conflict due to her position as Pinkerton Ballet Theatre Board of Directors President, and left the meeting room.

(10:15:27) Ms. Gillott thanked the Redevelopment Authority for the opportunity, and provided background information on Pinkerton Ballet Theatre's 21-year history presenting the Nutcracker Ballet in Carson City. She reviewed the application materials included in the agenda packets, and discussed Pinkerton Ballet Theatre's extensive efforts to localize production expenses. She introduced Nutcracker dancers, who were present in the audience, and requested the Redevelopment Authority's consideration.

In response to a question, Mr. McCarthy advised that sufficient funding is available in the revolving fund to cover the requested expenses. Vice Chairperson Aldean requested Mr. McCarthy to provide a "running total" of the redevelopment revolving fund. In response to a question, Mr. McCarthy was unable to recall having been approached by any group which he discouraged from applying for redevelopment funding. In response to a further question, Mr. McCarthy explained the reason for the RACC's recommendation to increase the application funding from \$1,500 to \$3,000. Ms. Gillott acknowledged the accuracy of Mr. McCarthy's explanation.

Chairperson Williamson entertained public comment; however, none was forthcoming. In response to a question, Ms. Bruketta advised that the super majority requirement was pertinent to the corresponding Board of Supervisors item. She acknowledged that the Board of Supervisors item would require four affirmative votes in order to pass. Member Livermore advised it was not his intent to abstain in order to defeat either of the items. In reference to earlier discussion, Ms. Bruketta advised that designating the Cultural Commission as the reviewing authority would have to be carefully considered "because only this board has the authority to make the findings that the Redevelopment Authority money is being used ... to support the Redevelopment ... Plan." In response to a question, she recommended that the Cultural

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Commission would need to submit an application to the Redevelopment Authority “like all other non-profits, but it would not be Redevelopment Authority money.” A brief discussion followed, and Member Livermore expressed concern over “confusion within the community” in consideration of the community service grant process. Ms. Bruketta noted the application time frames included in the Redevelopment Authority policies and procedures.

Chairperson Williamson entertained a motion. **Vice Chairperson Aldean moved to approve and recommend to the Board of Supervisors approval of the expenditure of \$3,000 from the revolving fund for the Redevelopment Authority to support the Pinkerton Ballet Theatre’s annual Nutcracker ballet as an expense incidental to carrying out the redevelopment plan which has been adopted by the Carson City Board of Supervisors, and based upon the findings that there is a causal connection between this redevelopment effort and the need for the expenses; the expenses are needed to ensure the success of the redevelopment plan and the amount of the expenses to be given is minor in comparison to the money required for the overall redevelopment plan; and there is money in the revolving fund to support this activity. Member Crowell seconded the motion. Motion carried 3-0-1, Member Livermore abstaining.** Ms. Gillott thanked the Redevelopment Authority.

22. ACTION TO ADJOURN (10:26:53) - Chairperson Williamson adjourned the meeting at 10:26 a.m.

The Minutes of the November 19, 2009 Carson City Redevelopment Authority meeting are so approved this ____ day of January, 2010.

ROBIN WILLIAMSON, Chair

ATTEST:

ALAN GLOVER, Clerk - Recorder

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PRESENT: Chairperson Robin Williamson
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Member Robert Crowell
Member Pete Livermore
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STAFF: Larry Werner, City Manager
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18. CALL TO ORDER AND DETERMINATION OF QUORUM (9:36:05) - Chairperson Williamson called the meeting to order at 9:36 a.m., noting the presence of a quorum.

19. ACTION ON APPROVAL OF MINUTES (9:36:25) - None.

20. OFFICE OF BUSINESS DEVELOPMENT - ACTION TO APPROVE AND RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE EXPENDITURE OF UP TO \$1,500.00 FROM THE REVOLVING FUND FOR THE REDEVELOPMENT AUTHORITY TO THE SIERRA NEVADA BALLET TO COVER THE COST OF THE COMMUNITY CENTER BOB BOLDRICK THEATER RENTAL FOR THE PRODUCTION OF THE PEANUTCRACKER, AS AN EXPENSE INCIDENTAL TO CARRYING OUT THE REDEVELOPMENT PLAN WHICH HAS BEEN ADOPTED BY THE CARSON CITY BOARD OF SUPERVISORS, AND BASED UPON THE FINDINGS THAT THERE IS A CAUSAL CONNECTION BETWEEN THIS REDEVELOPMENT EFFORT AND THE NEED FOR THE EXPENSE; THE EXPENSE IS NEEDED TO COVER THE COST OF THE RENTAL AND THAT THE AMOUNT OF THE EXPENSE TO BE GIVEN IS MINOR IN COMPARISON TO THE MONEY REQUIRED FOR THE OVERALL REDEVELOPMENT PLAN (9:36:30) - Chairperson Williamson introduced this item. Business Development Manager Joe McCarthy provided background information and reviewed the agenda materials. He acknowledged that future application materials would be submitted under the applicant's name. In response to a further question, he advised that the \$1,500 is an estimate. He further acknowledged there is an application process which will have a quarterly deadline. He advised that staff is "working with the Redevelopment Authority Citizens Committee. We're going to continue to move forward with putting a more formalized application process together so that those applicants can have more clarity as to what the process is so it's not on a first come, first served basis. We'll announce the opportunity for applicants, and it will be more formalized."

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Member Walt advised of the Board of Supervisors' previous approval of a "50 percent arts discount for the venue for all non-profits." Mr. McCarthy noted the focus to assist "struggling arts groups to be able to use the theater and celebrate the work that they do and provide it for the community." He reviewed the circumstances associated with moving the Peanutcracker performance from its previous downtown outdoor venue to the Community Center Theater. Vice Chairperson Aldean noted that the Redevelopment Authority Citizens Committee ("RACC") has been informally reviewing special events incentive funding requests. She suggested a fairly minor amendment to the Redevelopment Authority incentive funding policies and procedures would be needed, and advised that April 1, 2010 is the next application deadline.

Chairperson Williamson entertained public comment and, when none was forthcoming, a motion. **Member Walt moved to approve and recommend to the Board of Supervisors approval of the expenditure of up to \$1,500 from the revolving fund for the Redevelopment Authority to Sierra Nevada Ballet to cover the cost of the Community Center Bob Boldrick Theater rental for the production of the Peanutcracker as an expense incidental to carrying out the redevelopment plan, which has been adopted by the Carson City Board of Supervisors, and based upon the findings that there is a causal connection between this redevelopment effort and the need for the expenses; the expenses are needed to cover the cost of the rental and that the amount of the expenses to be given is minor in comparison to the money required for the overall redevelopment plan. Member Crowell seconded the motion. Motion carried 5-0.**

21. ACTION TO ADJOURN (9:44:01) - Chairperson Williamson adjourned the meeting at 9:44 a.m.

The Minutes of the December 3, 2009 Carson City Redevelopment Authority meeting are so approved this _____ day of January, 2010.

ROBIN WILLIAMSON, Chair

ATTEST:

ALAN GLOVER, Clerk - Recorder