

CARSON CITY REDEVELOPMENT AUTHORITY

Minutes of the January 21, 2010 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, January 21, 2010 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
Neil Rombardo, 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 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.

23. CALL TO ORDER AND ROLL CALL (12:42:46) - Chairperson Williamson called the meeting to order, noting the presence of a quorum.

24. ACTION ON APPROVAL OF MINUTES - November 19, 2009 and December 3, 2009 (12:44:23) - Member Livermore moved approval of the minutes, as presented. Member Walt seconded the motion. Motion carried 5-0.

25. FINANCE - ACTION TO ADOPT A RESOLUTION TO AUGMENT AND AMEND THE CARSON CITY REDEVELOPMENT AUTHORITY FY 2009 / 2010 BUDGET IN THE AMOUNT OF \$3,050,472.00 (12:41:46) - Finance Department Director Nick Providenti reviewed the agenda report. Chairperson Williamson entertained comments or questions and, when none were forthcoming, a motion. **Member Walt moved to adopt Resolution No. 2010-RAR-1, a resolution to augment and amend the Carson City Redevelopment Authority FY 2009 / 2010 budget in the amount of \$3,050,472.00. Vice Chairperson Aldean seconded the motion.** Chairperson Williamson entertained public comment and, when none was forthcoming, called for a vote on the pending motion. **Motion carried 5-0.**

26. CITY MANAGER

26(A) ACTION TO ACKNOWLEDGE ESTABLISHMENT OF THE CARSON NUGGET DEVELOPMENT ADVISORY COMMITTEE (12:44:53) - Chairperson Williamson introduced this item, and Mr. Werner incorporated, by reference, his comments and explanation relative to item 21 on the Board of Supervisors agenda. Chairperson Williamson entertained comments and, when none were forthcoming, a motion. **Member Walt moved to acknowledge establishment of the Carson Nugget Development Advisory Committee. Member Livermore seconded the motion.** Chairperson Williamson entertained public comment and, when none was forthcoming, called for a vote on the pending motion. **Motion carried 5-0.**

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26(B) ACTION TO APPROVE AND AUTHORIZE THE CHAIR OF THE CARSON CITY REDEVELOPMENT AGENCY TO SIGN A LETTER OF INTENT, BY AND BETWEEN CARSON CITY, THE CARSON CITY REDEVELOPMENT AGENCY, THE CENTER FOR UNIQUE ENTERPRISES, AND THE CARSON NUGGET, INC. / HOP AND MAE ADAMS FOUNDATION / MAE B. ADAMS TRUST, FOR THE DEVELOPMENT, CONSTRUCTION, AND MANAGEMENT OF THE CARSON CITY BUSINESS AND TECHNOLOGY INCUBATOR (12:45:59) - Chairperson Williamson introduced this item. Mr. Werner reviewed the agenda report and provided an overview of the letter of intent included in the agenda materials. In response to a question, Mr. Rombardo advised that his staff had revised the letter of intent, as recommended by Vice Chairperson Aldean. As the latest revisions had not been distributed to all the Redevelopment Authority members, Vice Chairperson Aldean reviewed them. Chairperson Williamson recessed the meeting at 12:49 p.m. and reconvened at 1:06 p.m. Mr. Rombardo clarified the record to indicate that the purpose of the recess was to acquire the most recent letters of intent with the revisions recommended by Vice Chairperson Aldean. He advised that no discussion took place during the recess with regard to any of these items.

Vice Chairperson Aldean reviewed her suggested revisions, and Mr. Rombardo acknowledged concurrence. Member Livermore expressed concern that the letter of intent included no “protection for the City to make sure that the Cube has the financials to operate this.” Vice Chairperson Aldean suggested this would be “part of the exploratory process we’re going to be going through. We’re going to be making requests of the various parties for information so that we can fairly evaluate their suitability.” Member Livermore expressed concern there were no provisions in the letter of intent to compel C4 Cube to provide information requested by the advisory committee. Vice Chairperson Aldean suggested that if C4 Cube fails to respond to requests made by the advisory committee in order to evaluate the legitimacy of the proposal or the ability to move forward, “that will predispose certain members of the committee not to want to proceed.” Chairperson Williamson noted that City staff and consultants will be involved in evaluating and analyzing the information. She expressed the opinion, “We’re all dealing with professionals and we have a lot of people that have the best interests of the City in mind.” Member Livermore suggested that C4 Cube should be committed to providing “their supply of the party supplies.”

Chairperson Williamson entertained public comment and, when none was forthcoming, a motion. **Member Crowell moved to enter into a letter of intent, in accordance with the document distributed at this meeting, between the Center for Unique Business Enterprises, a non-profit 501(c)(3) corporation, the Carson Nugget, Inc. / Hop and Mae Adams Foundation / Mae B. Adams Trust, and the Carson City Redevelopment Authority. Member Walt seconded the motion. Motion carried 5-0.**

26(C) ACTION TO APPROVE AND AUTHORIZE THE CHAIR OF THE CARSON CITY REDEVELOPMENT AGENCY TO SIGN A LETTER OF INTENT, BY AND BETWEEN CARSON CITY, THE CARSON CITY REDEVELOPMENT AGENCY, EAGLE WORLD MEDIA, INC., AND THE CARSON NUGGET, INC. / HOP AND MAE ADAMS FOUNDATION / MAE B. ADAMS TRUST, FOR THE DEVELOPMENT, CONSTRUCTION, AND MANAGEMENT OF THE CARSON CITY DIGITAL LAB (1:14:46) - Chairperson Williamson introduced this item. Vice Chairperson Aldean reviewed revisions to the letter of intent. Member Livermore incorporated his comments, under item 26(B), by reference. He expressed regret over being unable to “sensitize [his] colleagues into making sure that this community had some evidence that these people have the ability to perform.” Vice Chairperson Aldean suggested the inconceivability, as a member of the Redevelopment Authority and the Carson Nugget Development Advisory Committee, that a positive recommendation will

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be presented to enter into a contract with a company that is not forthcoming with the information requested. Mr. Werner explained the purpose of the letter of intent to establish that “we’re interested in talking to you and here’s what we’re interested in talking to you about.” The development agreements will include “full disclosure of everything. At this stage, it’s premature.” Member Livermore pointed out that Carson City was “invited to the table.” Mr. Werner acknowledged “it’s being handled ... from a private party standpoint of which we’re a partner, but it’s not being handled as a public works project ... at this stage.” He reiterated the prematurity of “getting into a lot of details until we really know if that’s where we’re headed.” Member Livermore expressed objection to the direction, and discussed his “fiduciary responsibility to make sure that the taxpayers of this community are protected.” In response to a comment, Mr. Werner reminded the Redevelopment Authority that both parties to the letters of intent were introduced to the Board of Supervisors at the December 10, 2009 meeting.

Chairperson Williamson entertained public comment and, when none was forthcoming, a motion. **Member Walt moved to approve and authorize the Chair of the Carson City Redevelopment Authority to sign a letter of intent, by and between Carson City and the Carson City Redevelopment Authority, Eagle World Media, Inc., the Carson Nugget, Inc. / Hop and Mae Adams Foundation / Mae B. Adams Trust, for the development, construction, and management of the Carson City Digital Lab, subject to all the revisions presented. Vice Chairperson Aldean seconded the motion. Motion carried 5-0.**

27. ACTION TO ADJOURN REDEVELOPMENT AUTHORITY (1:19:52) - Chairperson Williamson adjourned the meeting at 1:19 p.m.

The Minutes of the January 21, 2010 Carson City Redevelopment Authority meeting are so approved this _____ day of April, 2010.

ROBIN WILLIAMSON, Chair

ATTEST:

ALAN GLOVER, Clerk - Recorder