

City of Carson City
Agenda Report

Item # 270

Date Submitted: May 11, 2010

Agenda Date Requested: May 20, 2010

To: Board of Supervisors

Time Requested: 5 minutes

From: Office of Business Development

Subject Title: Action to adopt a resolution consenting to the payment of a \$20,000 incentive to Brewery Arts Center to assist to pay for the costs a portion for engineering costs associated with property improvements located at Minnesota Street between 2nd and King Street, with the Redevelopment Authority finding that this project meets the incentive program criteria and the necessary findings set forth in NRS 279.486. (Joe McCarthy)

Pursuant to NRS 279.628, this Resolution must be adopted by a two-thirds vote of the Board of Supervisors.

Staff Summary: On May 3, 2010, the Redevelopment Authority Citizens Committee (RACC) recommended approval of incentive funding for improvement project associated with property improvement located at Minnesota Street between 2nd and King Street. This area is slated for the improvement and development by the Brewery Arts Center as a west side community park and art presentation space. This section thoroughfare was granted abandonment through the Board of Supervisors. NRS 279.628 permits the expenditure of money from the redevelopment revolving fund for the purpose of any expenses necessary or incidental to the carrying out of the redevelopment plan adopted by the Carson City Board of Supervisors. The action requested of the RACC is to recommend to the Board of Supervisors the approval of this expenditure.

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 a resolution consenting to the payment of a \$20,000 incentive to Brewery Arts Center to assist to pay for the costs a portion for engineering costs associated with property improvements located at Minnesota Street between 2nd and King Street, with the Redevelopment Authority finding that this project meets the incentive program criteria and the necessary findings set forth in NRS 279.486.

Pursuant to NRS 279.628, this Resolution must be adopted by a two-thirds vote of the Board of Supervisors.

Explanation for Recommended Board Action: See Staff Summary

Applicable Statue, Code, Policy, Rule or Regulation: NRS 279.486 and 279.628.

Fiscal Impact: \$20,000.00 of tax increment funds available in the RDA's unspent bond

Explanation of Impact: Incidental to redevelopment's overall annual budget

Funding Source: Unspent bond proceeds associated with Redevelopment Project Area No. 1

Alternatives: Provide other direction

Supporting Material: Applicant and supporting material provided by the applicant

Prepared By: Eva Chwalisz, Management Assistant

Reviewed By: [Signature]
(Department Head)

Date: 5-7-10

[Signature]
(City Manager)

Date: 5/11/10

[Signature]
(District Attorney)

Date: 5-11-10

[Signature]
(Finance Director)

Date: 5/11/10

Board Action Taken:

Motion: _____

1) _____

Aye/Nay

2) _____

(Vote Recorded By)

RESOLUTION NO. _____

A RESOLUTION CONSENTING TO THE PAYMENT TO BREWERY ARTS CENTER OF A REDEVELOPMENT INCENTIVE FOR THE COSTS OF A PORTION FOR ENGINEERING COST, PROJECT ASSOCIATED WITH PROPERTY IMPROVEMENT LOCATED AT MINNESOTA STREET BETWEEN 2ND AND KING STREET, AUTHORIZING THE EXPENDITURE OF MONEY FROM THE REVOLVING FUND FOR THE REDEVELOPMENT AGENCY FOR THE PAYMENT OF THE INCENTIVE AND OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, pursuant to NRS 279.486, the Carson City Board of Supervisors must consent to the payment of a redevelopment incentive for the costs of the construction of a building, facility, structure or other improvement; and

WHEREAS, the Carson City Redevelopment Authority has recommended to the Carson City Board of Supervisors the granting of consent to the payment of a redevelopment incentive to Brewery Arts Center in the amount of \$20,000 of the costs a portion for engineering cost, project associated with property improvement located at Minnesota Street between 2nd and King Street; and

WHEREAS, pursuant to NRS 279.628, the Carson City Board of Supervisors must approve by resolution, adopted by a two-thirds vote, the expenditure of money from the Revolving Fund for the Redevelopment Agency for any expenses necessary to the carrying out of the redevelopment plan adopted by the Carson City Board of Supervisors.

NOW, THEREFORE, BE IT RESOLVED that the Carson City Board of Supervisors hereby gives consent, as required pursuant to NRS 279.486, to the payment of a redevelopment incentive to Brewery Arts Center in the amount of \$20,000 of the costs a portion for engineering cost, project associated with property improvement located at Minnesota Street between 2nd and King Street, based upon the determination of the Carson City Board of Supervisors that the project is a benefit to the redevelopment area or the immediate neighborhood in the redevelopment area is located and that no other reasonable means of financing this building is available; and

BE IT FURTHER RESOLVED that the Carson City Board of Supervisors hereby authorizes, pursuant to NRS 279.628, the expenditure of \$20,000 from the Revolving Fund for the Redevelopment Agency for the payment of the redevelopment incentive to Brewery Arts Center.

Upon motion by Supervisor _____, seconded by
Supervisor _____, the foregoing Resolution was passed and
adopted this _____ day of _____, 2010 by the following vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Robert L. Crowell, Mayor
Carson City, Nevada

ATTEST:

Alan Glover, Clerk
Carson City, Nevada

brewery  arts center

4/1/2010

Joe McCarthy, Manager
Carson City Office of Business Development
City Hall
201 N. Carson Street
Carson City, NV 89701

Dear Joe,

As you are aware, the Brewery Arts Center is excited to embark on our plan to develop what is now a split, arts and culture campus, into a unified, two city block facility.

The Plan, which includes the closure of Minnesota street between 2nd and King, is essential to the vitality of arts and culture in our city.

The Brewery Arts Center has retained Architect John Copoulos and a team of engineers to begin the process of engineering the proposed plan. To date the team has performed pro-bono work for preliminary studies and design that led to the positive adoption of our request to close Minnesota Street.

With the approval comes conditions' requiring the BAC to submit a comprehensive plan to relocate above ground utilities, storm water management, parking, curb and gutter, pedestrian traffic consideration and landscape.

The preliminary plans bare a cost of approximately \$37,000 and should be started as soon as practicable to ensure meeting deadlines imposed by the Carson City Board of Supervisors as a condition for the BAC to move forward with street abandonment.

We have received a private pledge of \$4,000.00 as a contribution towards this effort. We have also received two grants totalling \$300,000.00 from State Historic Preservation to restore the brick on the exterior of the 449 West King facilities; an investment we feel displays the States faith in our institution to move forward with our beneficial plan.

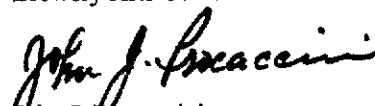
On behalf of the Board, Staff and membership of the Brewery Arts Center, we hereby request support from Carson City Office of Business Development in an amount of approximately \$20,000.00 to commence with our engineering task.

A copy of our plan is attached along with a detailed estimate as submitted by our architect.

We appreciate the consideration by your office and Carson City as we are confident of the contribution of this endeavor to the City as being a display of our commitment to the development and continued support of arts and culture to our community.

Thank you Joe, for your prompt attention to this request.

Respectfully,
Brewery Arts Center


John J. Procaccini
Executive Director

449 W. King Street
Tel. 775.883.1976

www.breweryarts.org

Carson City, NV. 89703
Fax. 775.883.1922

Our vision. Your benefit.

Our vision

Imagine a place on the central west side of town, within mere blocks of great dining and stores, to go relax, catch an show, have a picnic, walk your dog, and see some outdoor art displays. Imagine lying below large beautiful trees flowing in the wind while the sound of a guitar glides over from a small outdoor stage.

That's exactly what we've envisioned - an expansive park between the Brewery Arts Center's two historic buildings. And the hub of this park? A 100-seat amphitheater that can host outdoor concerts, theater productions, and festivals.

Your concept



The goals

- Enrich the experience of the arts with a peaceful and tranquil ambience.
- Create a community asset available for art groups and other organizations.
- Support healthy lifestyles and encourage "green-friendly" facilities.
- Create a home for the Brewery Arts Center Summer Stock Theater Company and the Jazz and Beyond festival.
- Encourage outdoor art activities.
- Provide a place for locals to relax and appreciate nature.

Your benefit

This vision is aimed to benefit the most important part of the Brewery Arts Center - the community. Research has shown that Carson City residents do support an additional park on the west side.

- How can you help?
- Write us a letter of support
- Participate in the Brewery Arts Center's many events and classes.
- Show your support at the following commission meetings.

Parks & Recreation Tuesday October 7 5:30pm	Regional Interagency Wednesday October 8 5:30pm	City Commission Wednesday October 14 5:30pm
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All meetings at the Carson City Community Center, Sierra Room, 851 East Williams Street

Concept Development - John Proccacchi, John Copoulos
 Research - Joan Wright, Jed Block, Bruce Scott, Buzz Fitzpatrick

VISIT US AT www.breweryarts.org

CONSOLIDATED MUNICIPALITY OF CARSON CITY

OFFICE OF BUSINESS DEVELOPMENT

INCENTIVE PROGRAM APPLICATION

Name of Business: Brewery Arts Center

Today's Date: 4/1/2010

Business Address: 449 West King Street

Carson City, NV 89703

Name of Tenant: Brewery Arts Center

Telephone: 775-883-1976

Address of Tenant: 449 West King Street

Fax: 775-883-1922

Carson City, NV 89703

email: jproc@breweryarts.org

NAME OF PROPERTY OWNER:

449 W King Street: Carson City Parks and Recreation Department

511 W King Street: Brewery Arts Center

HISTORY OF DEVELOPMENT ENTITY :

For nearly 30 years, the Brewery Arts Center has occupied and improved real property located at the above referenced address. As of 2001, The Brewery Arts Center purchased and maintains adjacent property located at 511 W King Street. Both properties house activities related to arts and culture and contribute to the economic vitality of the City. Both properties are under the management of the Brewery Arts Center.

THE PROJECT AREA: is described as Minnesota Street North of Second to King Street.

PROJECT DESCRIPTION: This application is for assistance in developing the area known as Minnesota Street, between Second and King streets. This area is slated for the improvement and development by the Brewery Arts center as a west side community park and art presentation space.

This section of thoroughfare was granted abandonment through the Carson City Board of Supervisors in early 2009 and as a condition of abandonment, plans for engineering of utility relocation, drain water management, pedestrian traffic and patron parking are the next order in facilitating these conditions and are due no later than December 2010.

TOTAL TENANT/PROPERTY OWNER INVESTMENTS	LAND ACQUISITION	0	
	SITE DEVELOPMENT	40,000	
	PUBLIC IMPROVEMENTS	170,000	
	ESTIMATES AS OF THIS APPLICATION DATE	BUILDING COSTS (HARD)	160,000
	SOFT COSTS	20,000	
	OTHER		
	OTHER		
	TOTAL	\$390,000	
TOTAL TENANT INVESTMENT	SITE DEVELOPMENT COSTS	\$ 40,000	
	PUBLIC IMPROVEMENTS	\$170,000	
	PUBLIC IMPROVEMENTS		
	BUILDING COSTS (HARD)		
	SOFT COSTS		
	OTHER		
	OTHER		
	TOTAL	\$210,000	
TOTAL PROPERTY OWNER INVESTMENTS	LAND ACQUISITION		
	SITE DEVELOPMENT		
	PUBLIC IMPROVEMENTS		
	NOT YET DETERMINED	BUILDING COSTS (HARD)	
	SOFT COSTS		
	OTHER		
	OTHER		
	TOTAL		
TOTAL ESTIMATED PROJECT COST Phase 1 and 2		\$600,000	
TOTAL INCENTIVE FUNDS REQUESTED (This Phase)		\$20,000	
INCENTIVE AS A % OF TOTAL PROJECT		3.5%	
DEMONSTRATION WHY REDEVELOPMENT AGENCY FUNDS ARE REQUIRED FOR THE DEVELOPMENT AND EVIDENCE PROVIDED THAT NO OTHER REASONABLE MEANS OF FINANCING IS AVAILABLE.			
ESTIMATED PROJECT START DATE May 2010			
ESTIMATED PROJECT COMPLETION DATE	Phase 1 (Documentation) Spring 2010		
DO YOU HAVE A BUSINESS PLAN	YES	<input checked="" type="checkbox"/> NO	
NUMBER OF YEARS BUSINESS HAS EXISTED UNDER CURRENT ORGANIZATION		30	

Does applicant own an existing business?	<input checked="" type="checkbox"/> YES	NO
Name:	BREWERY ARTS CENTER	
Number of years business has existed:	30 YEARS	
Number of years business has existed under the ownership of applicant.	30 Years	
Financial Reports of Business	<input checked="" type="checkbox"/>	
Schematics Attached	<input checked="" type="checkbox"/>	
Organizational Structure		
Breakdown of sources and use of funds	<input checked="" type="checkbox"/>	
Project Team	Architect/Engineer	JP Copoulos/Resource Concepts/Lumos & Associates
	Contractor	Shaheen Beauchamp
	Attorney	Joan Wright
	Accountant	Kelly Bullis
	Project Manager	TBA
	Construction Manager	
	Development Consultant	
Economic Impact Information	Anticipated Annual Payroll	
	Employment Plan	
	Anticipated Annual Sales Tax Collections	
	Anticipated Increase in Property Value	

449 W King St, Carson City, NV 89703

DEVELOPMENT AREA

Google

© 2008 Tele Atlas

1330

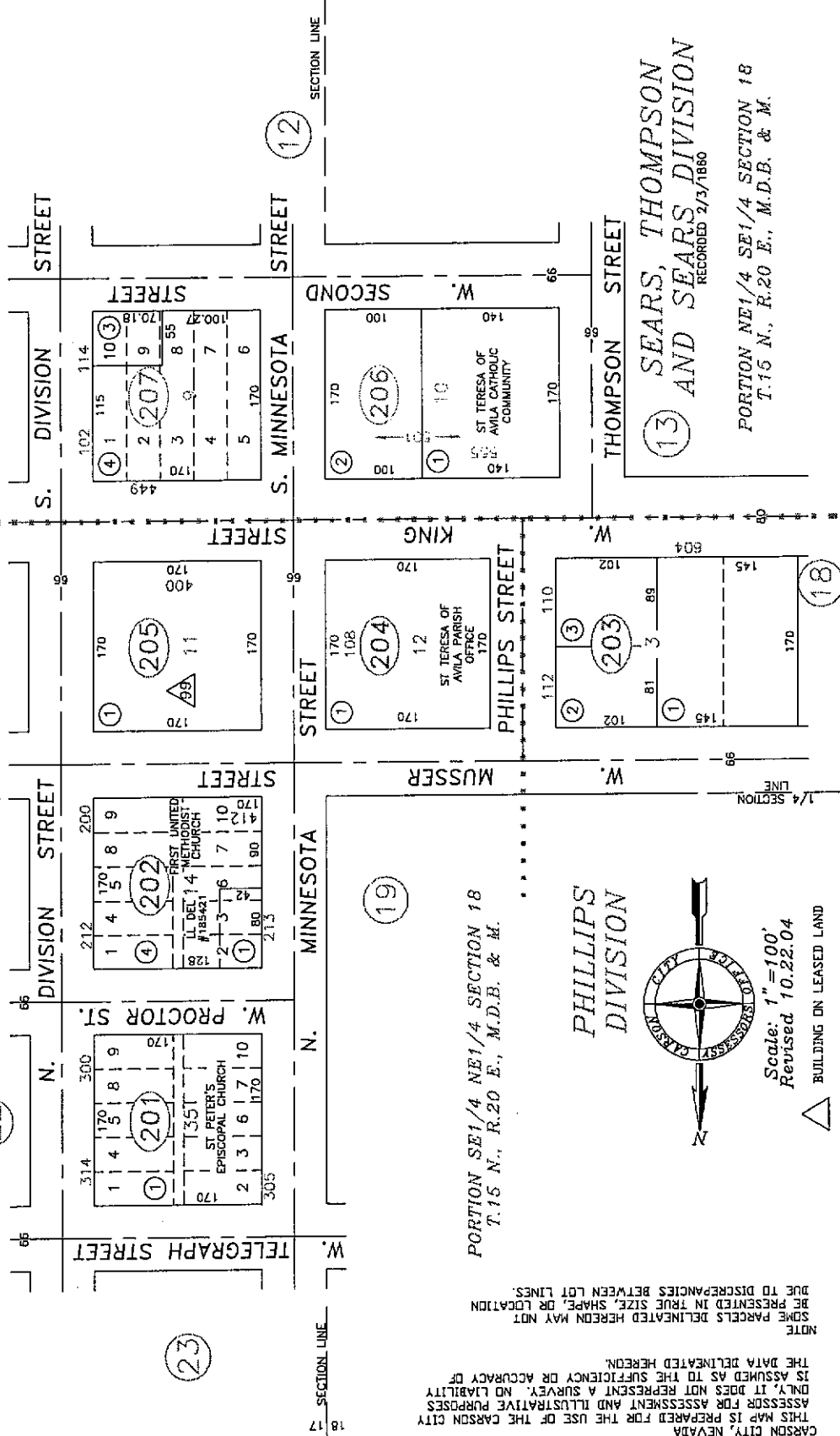


PORTION SW1/4 NW1/4 SECTION 17
T.15 N., R.20 E., M.D.B. & M.

PROCTOR & GREEN
DIVISION (21)

3-20

PORTION NW1/4 SW1/4 SECTION 17
T.15 N., R.20 E., M.D.B. & M.



THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA DELINEATED HEREON.

NOTE: SOME PARCELS DELINEATED HEREON MAY NOT BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION DUE TO DISCREPANCIES BETWEEN LOT LINES.

Removed the alley dashed lines

PORTION SE1/4 NE1/4 SECTION 18
T.15 N., R.20 E., M.D.B. & M.

PHILLIPS
DIVISION



Scale: 1" = 100'
Revised 10.22.04'

BUILDING ON LEASED LAND



(13) SEARS, THOMPSON
AND SEARS DIVISION
RECORDED 2/3/1880

PORTION NE1/4 SE1/4 SECTION 18
T.15 N., R.20 E., M.D.B. & M.

brewery arts center



J.P. COPOULOS, ARCHITECT
www.jpcaarchitect.com

CONCEPT DEVELOPMENT- JOHN PROCACCINI, JOHN COPOULOS
RESEARCH - JOAN WRIGHT, JED BLOCK, BRUCE SCOTT, BUZZ FITZPATRICK
RENDERING- ZACHARY COFOULOS
PLANNING DEVELOPMENT- BAC BOARD OF DIRECTORS; SALLY ZOLA, PRESIDENT

INTRODUCTION

Founded in 1975, the Brewery Arts Center (BAC) is one of Greater Reno/Tahoe's most active cultural centers. Located in the historic district in the foothills of Carson City, the BAC hosts over 100 events each year in multiple facilities. Events include theater productions, concerts, art classes, kid's programs, recitals and receptions. With an annual budget just under \$1,000,000, the BAC operates Access Carson City Charter Cable Channels 10 and 26, the BAC Stage Kids, the Brewery Arts Center Summer Stock Theater, the Jazz and Beyond music festival, Concerts at the Brewery, Classes at the Brewery, and the Artisans' Store. The BAC is home to independently operated groups, including the resident theater company Proscenium Player's Inc., ballroom dance troupes, and the King Street Fine Arts Gallery.

EXERPT - CCMP-Appendix 9.3

Neighborhood Park Analysis

Park: None Type: N/A Size: N/A

Notes:
0% of population within walking distance of park
School
Bordewich/Bray/Elementary School
70% of population within walking distance of school

Observations:

This neighborhood is largely built-out and has no parks. Its only open area/recreation is provided by Bordewich/Bray/Elementary, which appears to be meeting the needs of neighborhood youth at least. Carson Middle School is across King Street. There appears to be a need for additional passive recreation amenities, especially for adults and seniors. The adjacent open land to the south and west is relatively steep for providing easy trail access. Associated with the planned improvements to the Brewery Arts Center, there is an opportunity for a public plaza (closing the street).

Survey:

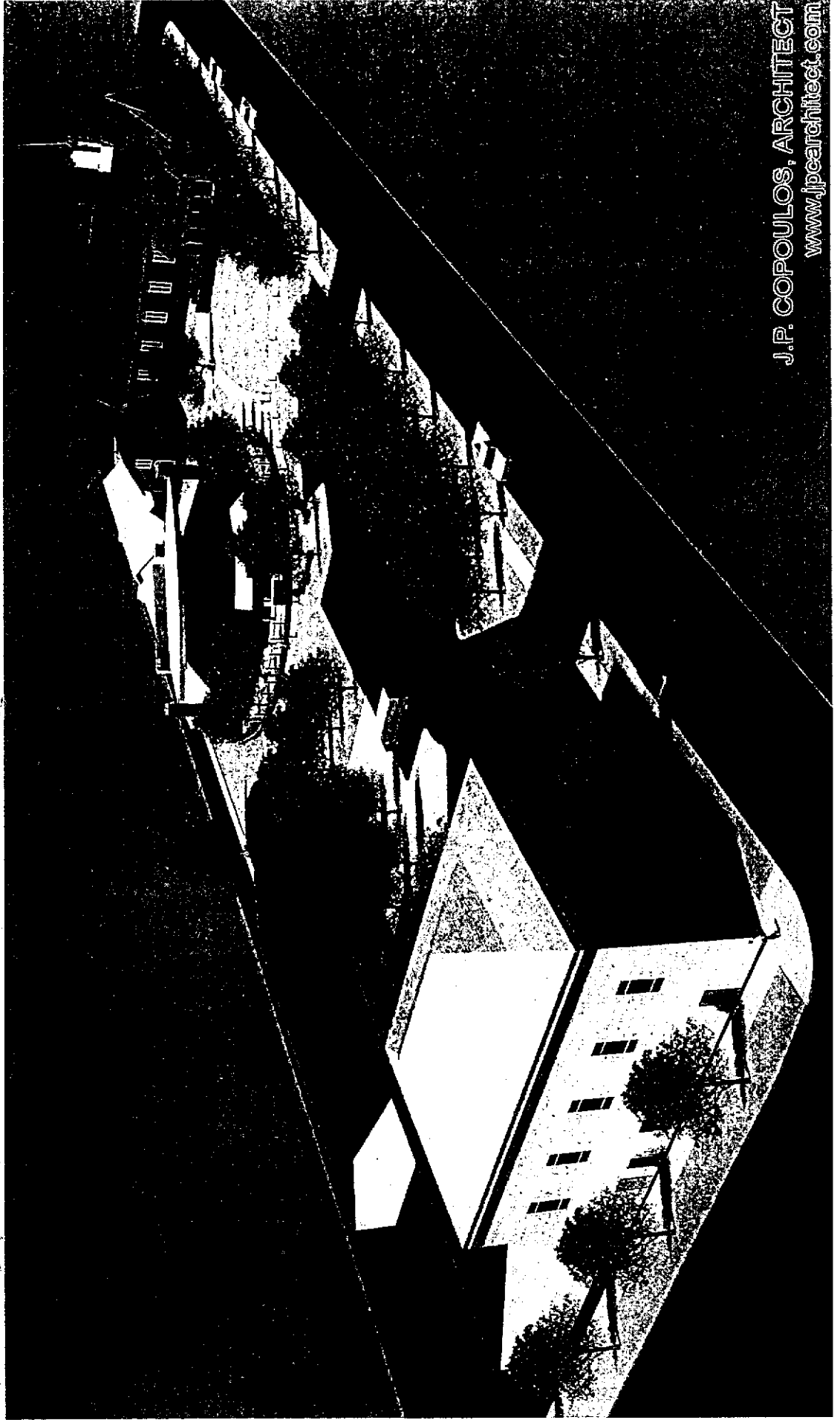
- Q19: The neighborhood is evenly divided (50%) on the need for an additional neighborhood park.
- Q17: 65% of respondents supported the general need for more neighborhood parks in the City, with 53% supporting more Natural parks.

Implementation Strategies:

1. Investigate further the neighborhood perceptions of school grounds as parks. If appropriate, explore ways to improve access and usability of school grounds as neighborhood parks.
2. Support the Brewery Arts Center with improvements and take advantage of the plaza (street closure) development to provide a passive urban recreation area that will have features that appeal to adults and seniors.



TWO BLOCKS OF ARTS AND CULTURE



J.P. COPOULOS, ARCHITECT
www.jpcaarchitect.com

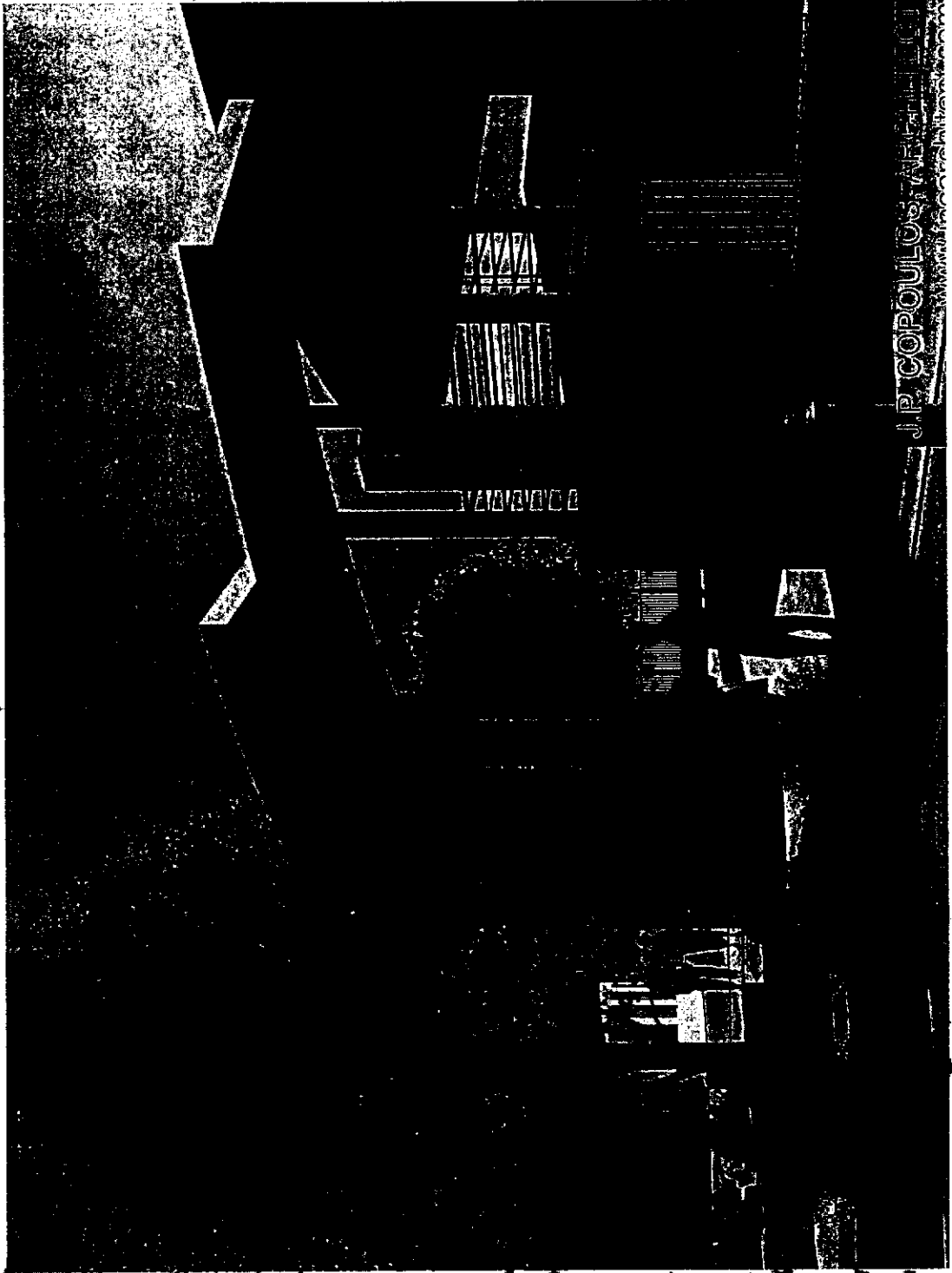
STUDY PROCESS

The study process used a framework of meetings to build concepts against needs. Members of the committee used resources that have immediate knowledge of such a facility and experience with urban and inner city development. Assessment of needs for park facilities and programs consisted of discussions with the Parks Director, Economic Development & redevelopment Manager and various professional groups who would benefit by such a facility

The Steering Committee identified the following *guiding principles for the facilities* and program planning process:

- Community involvement
- Conduct thoughtful and inclusive decision processes when addressing park and recreation programs and facilities.
- Facilitate active community involvement in development of programs
- Build upon current programs.
- Recognize changing demographics and allow them to shape programming (i.e. Hispanic Population)
- Encourage multi-generational uses to attract families
- Provide activities that appeal to people of all physical abilities
- Prioritize access to facilities by Carson City residents.
- Maintain support for existing programs
- Build on prior planning efforts such as Partner with public and private groups for sharing facilities
- Support artistic and cultural expression

A TRUE CAMPUS LOOK AND FEEL

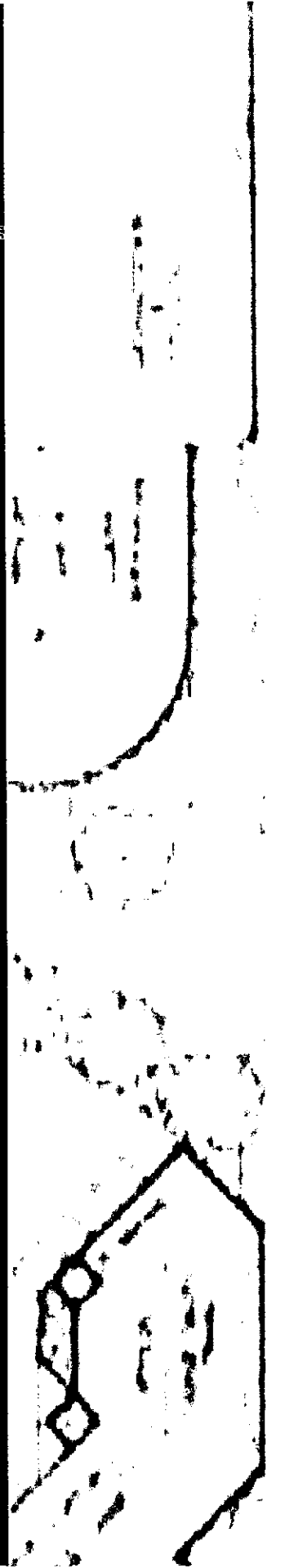


J.P. COPOLO ARCHITECTS



JACOPOULOS ARCHITECT

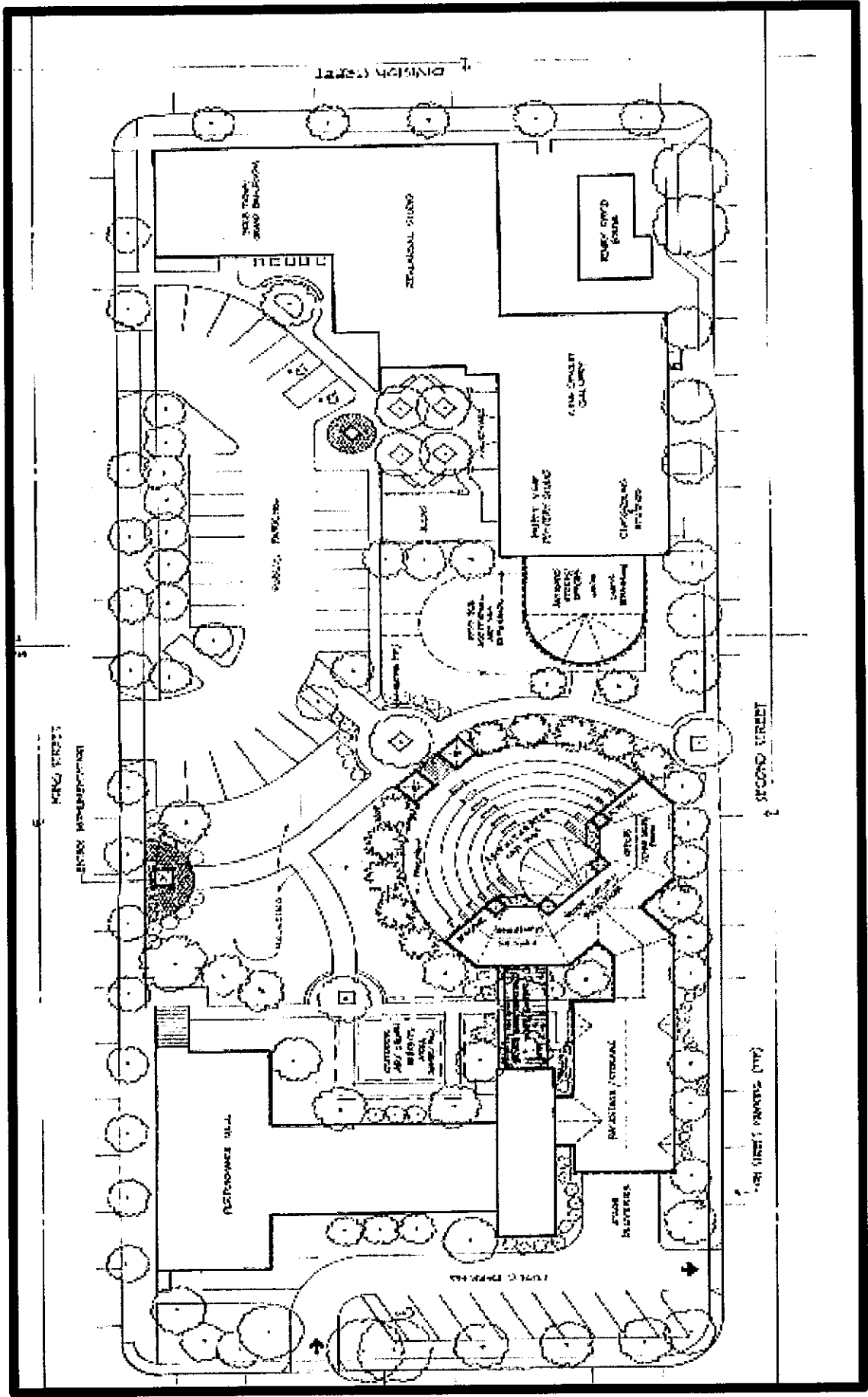
www.jpcaarchitect.com



THE VIEW FROM ABOVE



A WISE USE OF SPACE



ADDITIONAL GOALS

Provide facilities that

- Have a warm, small-town feel and a welcoming spirit
- Create community
- Support healthy lifestyles
- Enrich personal experiences
- Follow LEED Principles (Leadership in Energy and Environmental Design) in developing sustainable facilities.
- Develop cost recovery objectives to assist in offsetting operating expenses.

IN CLOSING

- CARSON CITY IS READY FOR THIS PROJECT
- THE COMMUNITY DESERVES THIS FACILITY
- THE BREWERY ARTS CENTER, THROUGH ASSISTANCE WITH CARSON CITY PARKS AND RECREATION CAN PROGRAM AND MAINTAIN THIS ASSET
- THERE ARE PRIVATE PARTNERS THAT WOULD SUPPORT THIS VENTURE



Brewery Arts Center
2008/2009 Participation Log

	Concert Attendees	Theatrical Shows Attendees	Kids Programs Participants	Art/dance Class Enrollees	Private Parties	Café Patrons	Art Exhibit attendees	Employees/ Volunteers/ Instructors/P erformers	Special Events	Media Center	TOTAL BY MONTH
July-08	260	700	55	16	125	0	150	40		30	1376
August-08	0	700	40	18		0	150	40	1200	30	2178
September-08	308	220	22	55	200	0	150	40	600	30	1625
October-08	625	115	60	24	200	0	150	40		30	1244
November-08	140	335	22	27		600	150	40		30	1344
December-08	0	200	55	19	166	720	150	40	324	30	1704
January-09	168	0	22	42	100	550	150	40	175	30	1277
February-09	299	338	12	14	88	620	150	40		30	1591
March-09	466	0	124	49	180	800	150	40		30	1839
April-09	288	0	124	21	90	860	150	40		30	1603
May-09	298	225	28	41	76	885	150	40		30	1773
June-09	194	0	44	26	133	1008	150	40		30	1625
	3046	2833	608	352	1358	6043	1800	480	2299	360	

Total Estimated Annual Number 19179



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

★ CLERK ★
FILED

Time 7:44a

DEC - 3 2008

By K. King
Deputy
Carson City, Nevada

**BOARD OF SUPERVISORS
DECEMBER 4, 2008**

NOTICE OF DECISION

A request for a right-of-way abandonment, AB-08-091, was received from John Procaccini, Brewery Arts Center (property owners: Brewery Arts Center/Carson City) to abandon a 66 foot wide section of Minnesota Street, between West Second Street and West King Street, adjacent to West King Street (parking lot) and 449 West King Street, APNs 003-206-02 and 003-207-04, based on the conditions of approval contained in the staff report, and to authorize the Mayor to sign the Order of Abandonment.

The Board of Supervisors conducted a public hearing on December 4, 2008, in conformance with City and State legal requirements, and the Board of Supervisors approved AB-08-091, to abandon a 66 foot wide section of Minnesota Street, between West Second Street and West King Street, adjacent to West King Street (parking lot) and 449 West King Street, APNs: 003-206-02 and 003-207-04, based on the conditions of approval contained in the staff report, and to authorize the Mayor to sign the Order of Abandonment.

RIGHT-OF-WAY ABANDONMENT AND CONDITIONS OF APPROVAL:

1. Prior to the recordation of said abandonment, the applicant shall be responsible for the submittal of all necessary legal documentation, surveying information and title search material as required by the Planning and Engineering Divisions in order to fully complete the abandonment process.
2. The applicant must sign and return the Notice of Decision for conditions of approval within ten days of receipt of notification. If the Notice of Decision is not signed and returned within ten days, then the item will be rescheduled for the next Planning Commission meeting for further considerations (this Notice of Decision will be mailed for signature after approval by the Board of Supervisors).
3. The conditions of approval proposed by the Engineering Division and the Planning Division have been incorporated into these conditions. All other departments' conditions of approval, which are attached, shall be incorporated as conditions of this report.
4. Utilities easements shall be continued and not be affected by the abandonment unless otherwise requested by the utility company. The applicant shall provide

PLANNING DIVISION ● 2621 Northgate Lane, Suite 62 ● Carson City, Nevada 89706
Phone: (775) 887-2180 Fax: (775) 887-2278 E-mail: plandiv@ci.carson-city.nv.us



all required documents and exhibits to dedicate new public utility easements outside of the new right-of-way lines if requested by an affected utility. Dedication documents and exhibits shall be submitted and approved by the City prior to recordation of the abandonment of public right-of-way.

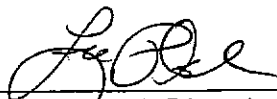
5. This abandonment pertains to:

APN: 003-206-02: The area of the proposed abandonment adjacent to this parcel is 5,610 square feet, more or less, being north of West Second Street and south of West King Street.

APN: 003-207-04: The area of the proposed abandonment adjacent to this parcel is 5,610 square feet, more or less, being north of West Second Street and south of West King Street.

6. The applicant shall obtain a Special Use Permit from the Planning Commission within one year of Board of Supervisors approval.
7. The applicant shall obtain a construction permit from the Development Services Department for Phase 1 of the improvements as identified in the Special Use Permit, and shall enter into an Improvement Agreement with the City and post a financial surety for completion of Phase 1 improvements, similar to what would be required for a subdivision as outlined in CCMC 17.11.015.
8. Upon recordation of the abandonment, the applicant must install improvements in accordance with the approved SUP plans to prevent use of the abandoned area as a street.
9. The City will reserve a 20 foot wide easement centered on the existing water main and public storm drain.
10. Any actual demolition of existing improvements which would affect the surface water drainage would be allowed only following issuance of a construction permit by the Development Services Department.
11. Prior to the required SUP submittal the applicant shall obtain Historic Resources Commission approval of the formal development plan.
12. The abandonment document shall not be recorded until all conditions of approval of AB-08-091 have been fulfilled to the satisfaction of the Development Services Division, which includes approval of the special use permit and construction plans for closure of the street.

This decision was made on a vote of 5 ayes, 0 nays.



Lee Plemel, Planning Director

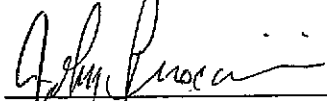
LP/jmb

Mailed: 12/12/08

By: RMTT

Please sign and return this notice of decision with 10 days of receipt.

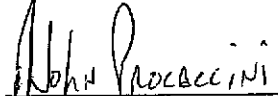
I have read and acknowledge the Conditions of Approval as approved by the Carson City Board of Supervisors.



APPLICANT and/or OWNER SIGNATURE

12/19/08

DATE



(Applicant/Owner Printed Name)

RETURN TO:
Carson City Planning Division
2621 Northgate Lane, Suite 62
Carson City, NV 89706

- Enclosures: 1. Planning Commission Notice of Decision (2 copies – Please sign and return only one; the second copy is for your records.)
2. Self-Addressed Stamped Envelope

J.P. COPOULOS, ARCHITECT

P.O. BOX 2517 CARSON CITY, NEVADA 89702 775 885 7907

BILL TO

Brewery Arts Center
John Procaccini
449 West King St.
Carson City, Nevada 89703

Invoice

PROJECT	DESCRIPTION	PERSONNEL	HOURS	HOURLY RATE	AMOUNT
Master Plan-Amphitheater					
				DATE	INVOICE #
				12/15/2008	1821
Brewery Arts Center	@ \$125/HR	Architect	53.5	125.00	6,687.50
Master Plan	@ \$65/HR	Associate	50	65.00	3,250.00

*Booked
AS In kind*

Total

\$9,937.50

TERMS Net payable in 14 days. A finance charge of 1 1/2% per month or 18% per year will be added to all past due balances.

INVOICE

ALLISON, MacKENZIE, PAVLAKIS,
WRIGHT & FAGAN, LTD.

402 North Division Street
P.O. Box 646
Carson City, NV 89703

Telephone: (775) 687-0202

December 16, 2008

Brewery Arts Center
449 West King Street
Carson City NV 89703

Invoice No.: 132514

OUR FILE NUMBER: 03818-01:JCW Brewery Arts Center / Corporate

NO CHARGE FOR THE FOLLOWING:

10/08/08	JCW	RTC meeting	1.00	
10/09/08	JCW	tc Larry Werner	0.25	
10/28/08	JCW	meeting on site with John Coupalos; tc Jennifer	0.50	
10/29/08	JCW	Attend Planning Commission Meeting	3.00	
11/05/08	JCW	meeting with City	2.50	
11/06/08	JCW	review conditions; email correspondence;	0.50	
11/07/08	JCW	email correspondence on conditions	0.20	
11/19/08	JCW	planning Commission meeting	1.00	
		TOTAL NO CHARGE:	8.95	2,237.50
		TOTAL DUE AND OWING:		0.00

*Booked AS
IN KIND*

INVOICE

ALLISON, MacKENZIE, PAVLAKIS,
WRIGHT & FAGAN, LTD.

402 North Division Street
P.O. Box 646
Carson City, NV 89703

Telephone: (775) 687-0202

October 20, 2008

Brewery Arts Center
449 West King Street
Carson City NV 89703

Invoice No.: 132033

OUR FILE NUMBER: 03818-01:JCW Brewery Arts Center / Corporate

NO CHARGE FOR THE FOLLOWING:

09/02/08	JCW	parks and recs hearing preparations	0.75	
09/03/08	JCW	attention to abandonment application	2.00	
09/10/08	JCW	BAC make RTC appearance	2.00	
09/16/08	JCW	application	0.50	
09/19/08	JCW	attention to traffic issues	1.00	
09/23/08	JCW	Pro Bono Cases; meet with City	1.00	
09/24/08	JCW	revise application	3.00	
09/25/08	JCW	deliver finalized package; tc Christie on Pittenger visit to BAC	1.00	
09/26/08	JCW	Meet with Parks and Recreation	2.00	
		TOTAL NO CHARGE:	13.25	3,312.50
		TOTAL DUE AND OWING:		0.00

*Booked AS
Inkwin*

INVOICE

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WRIGHT & FAGAN, LTD.

402 North Division Street
P.O. Box 646
Carson City, NV 89703

Telephone: (775) 687-0202

November 12, 2008

Brewery Arts Center
449 West King Street
Carson City NV 89703

Invoice No.: 132514

OUR FILE NUMBER: 03818-01:JCW Brewery Arts Center / Corporate

NO CHARGE FOR THE FOLLOWING:

10/08/08	JCW	RTC meeting	1.00	
10/09/08	JCW	tc Larry Werner	0.25	
10/28/08	JCW	meeting on site with John Coupolos; tc Jennifer	0.50	
10/29/08	JCW	Attend Planning Commission Meeting	3.00	
		TOTAL NO CHARGE:	4.75	1,187.50
		TOTAL DUE AND OWING:		0.00

*Book
AS Description*

J.P. COPOULOS, ARCHITECT

P.O. BOX 2517 CARSON CITY, NEVADA 89702 775 885 7907

Date 12/31/2008

Brewery Arts Center
John Procaccini
449 West King St.
Carson City, Nevada 89703

Proposal for Architectural Services

PROJECT Street Closure Engineering

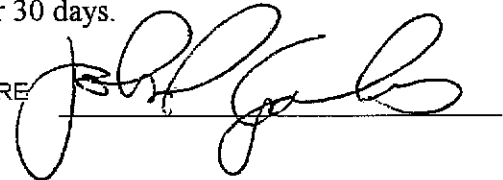
TASK	ITEM	DESCRIPTION	HRS	COST	TOTAL
Task 1,2,3	Architect	@ \$125/HR	30	125.00	3,750.00
Planning, Design,	Consultant	Civil Engineer		8,000.00	8,000.00
HRC,SUP, Costs	Consultant	Landscape Architect		2,800.00	2,800.00
Task 4	Not Included			0.00	0.00
Task 5	Architect	@ \$125/HR	20	125.00	2,500.00
Construction Dwgs,	Consultant	Civil Engineer		18,000.00	18,000.00
Permitting	Consultant	Landscape Architect		2,000.00	2,000.00
HRC, SUP Permitting Costs	Not Included			0.00	0.00

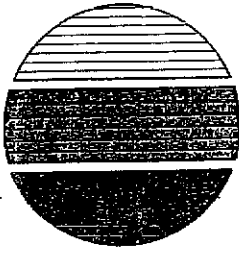
TOTAL \$37,050.00

If this proposal is agreeable, please sign and return a copy to us so we can prepare a contract. AIA contract B155 would be used for this project. This proposal is good for 30 days.

Accepted: _____

SIGNATURE





ENGINEERING • SURVEYING • RESOURCES & ENVIRONMENTAL SERVICES

RESOURCE CONCEPTS, INC.

December 10, 2008

Mr. John Copoulos, Architect
P. O. Box 2517
Carson City, Nevada 89702

Re: *Scope of Work for the Brewery Arts Center*

Dear Mr. Copoulos:

We appreciate this opportunity to provide you with a Scope of Work and estimate of fees for the proposed new improvements for the Brewery Arts Center. As we discussed we will provide these services and hold our requests for payment until such time as the funds become available.

Attached are our proposed Scope of Work, estimate of fees, and a copy of our 2008 Fee Schedule with hourly rates. We will track our costs based on time and materials expended. We can begin immediately on the first tasks to get the work going. If this is acceptable to you and your client, please let us know.

We look forward to working with you on this very worthwhile project and again thank you for contacting us.

Sincerely,

George Mahe, PE
Senior Engineer

GM:jm

cc: Bruce Scott

Enclosures: Scope of Work
2008 Fee Schedule

2008-12-10 ltr Copoulos Scope Wk 08-248.0 Copoulos gm-jm L12-21.doc

SCOPE OF WORK
For
BREWERY ARTS CENTER
FACILITIES EXPANSION

Prepared for: J. P. Copoulos, Architect
December 10, 2008

APPROACH

The scope of work as outlined is based on acquiring basic information both for the purpose of preparing conceptual drawings and for preparing legal descriptions and construction drawings for the street abandonment. The approach presented segregates the work into two phases for the initial items of work. The first phase consists of preparing a conceptual plan and planning level cost estimate for the removal of Minnesota Street. The second phase consists of preparing a conceptual plan and planning level cost estimate to extend the existing Brewery Arts Center parking lot across the Minnesota Street right-of-way and make the necessary modifications to the existing parking lot on the west side of Minnesota Street. The third item of work consists of preparing the necessary improvement plans for the physical removal of Minnesota Street and related improvements to install landscaping in this area. This approach is intended to allow for the pursuit of funding for either of the first two phases as well as for the actual first phase of construction.

Task 1 Information Gathering

The first item of work is collecting all available information. This will include contacting all of the utility companies on their existing facilities and to obtain any mapping they may have.

Estimated Cost: \$1,500.00 ✓

Task 2 Survey

This task will include field surveys to obtain topographic information on all existing utilities including inverts of existing sewer and storm drain structures. The property on the west side of Minnesota Street will be surveyed. The surveys completed by others will be combined with the work under this task in an effort to save some money. A detailed, complete survey map will be prepared which will include the locations of existing utilities.

Estimated Cost: \$2,500.00 ✓

Task 3 Phase I - Conceptual Street Closure Plan

Work under this task will include preparing a conceptual plan delineating the work to abandon Minnesota Street. This plan will be of sufficient detail to show how existing street improvement can be removed and new curbs and sidewalks constructed allowing continued use of the adjacent properties without any other modifications. Work under this task will include meeting with the Carson City Parks and Recreation Department to determine possible landscaping to be installed in the abandoned street right-of-way as well as working with the landscape architect for the project. This work is intended for use in preparation of the Special Use Permit and for use in obtaining funding. Included in this task will be arranging and meeting with the various city departments with jurisdiction over the various improvements located in the street. As of right now we anticipate meeting with the city storm drainage manager, Parks department staff, the utilities department staff on the waterline, and possibly the fire department. A planning level cost estimate will be prepared for the owner's use for budgeting purposes and to obtain funding.

Estimated Cost: \$4,000.00

Task 4 Phase II - Conceptual Plan for Extension of B. A. Center Parking Lot

This task will include preparation of a plan delineating the extension of the existing Brewery Arts Center parking lot to the west and the modification of the existing parking lot on the west side of existing Minnesota Street. The plan will include proposed modifications to existing utilities including the existing storm drain. The plan will delineate proposed grading and horizontal layouts of new curbing and sidewalks. We anticipate at least one meeting with everyone involved early on in order to determine appropriate design guidelines for the parking requirements. A planning level cost estimate will be prepared for the owner's use.

Estimated Cost: \$3,000.00

Task 5 Construction Plans and Contract Documents

This task includes preparation of construction drawings detailing the removal of all existing street improvements in Minnesota Street along with new improvements to be constructed for the short term. Bid documents and specifications will be prepared so the work can be bid and then constructed. The goal of this task is to allow Minnesota Street to be officially abandoned. Included under this task is assistance during bidding, construction staking, and construction assistance. An Engineer's Estimate of the probable cost will be included. It is anticipated at this time that there will be five plan sheets in the construction drawings, one of which will be a landscaping plan. Our licensed land surveyor will prepare the new legal descriptions required as part of the street abandonment along with any legal descriptions that may be required for utilities that are to remain.

Estimated Cost: \$18,000.00

FUTURE POSSIBLE TASKS

Future tasks could include preparation of plans for rerouting of existing utilities, improvement plans for the remainder of the work (possibly in phases), a conceptual plan for the remainder of the proposed work, and assistance with funding as needed. There may be a need to retain the services of an electrical engineer, as there are existing overhead power lines on both properties and on Minnesota Street. There may be a need to retain the services of a geotechnical engineer to comply with requirements by the city.

Total Estimated Cost: \$29,000

FEE SCHEDULE

		HOURLY BILLING RATE
RESOURCE SERVICES	Principal Resource Specialist.....	130.00
	Resource Project Manager.....	120.00
	Senior Resource Specialist.....	105.00
	Resource Specialist.....	95.00
	Senior Resource Technician.....	75.00
	Resource Intern.....	70.00
	Resource Technician.....	65.00
	Wetlands Specialist.....	100.00
	Field Biologist.....	90.00
	Senior Biologist.....	105.00
	Fluvial Geomorphologist.....	110.00
	Forester.....	80.00
	Professional Forester.....	100.00
	Fire Services Consultant.....	90.00
RANGE SERVICES	Principal Range Specialist.....	105.00
	Range Conservationist.....	80.00
	Senior Range Specialist.....	90.00
ENVIRONMENTAL SERVICES	Principal Environmental Specialist.....	130.00
	Environmental Manager.....	120.00
	Environmental Project Manager.....	115.00
	Senior Environmental Specialist.....	105.00
	Environmental Engineer.....	120.00
	Environmental Specialist.....	90.00
	Senior Environmental Technician.....	70.00
	Environmental Technician.....	65.00
Water Quality Technician.....	70.00	

ENVIRONMENTAL EQUIPMENT

GPS (hand unit).....	50.00/day
Bailers (disposable).....	10.00/each
pH/Temp/Conductivity/Meter/Filter.....	25.00/day
Health/Safety Equipment.....	Cost Plus 15%
Hand Held Portable Auger.....	15.00/day

"This confidential information is intended only for the use of Mr. John Copoulos."

This information should not be distributed without the written authorization of Resource Concepts, Inc."

Effective: January 2008



CARSON CITY OFFICE

340 North Minnesota St. + Carson City, NV 89703-4152
office: 775-883-1600 + fax: 775-883-1656

ZEPHYR COVE OFFICE

212 Elks Point Rd., Ste 443 + PO Box 11796 + Zephyr Cove, NV 89448
office: 775-588-7500 + fax: 775-589-6333

www.rci-nv.com

FEE SCHEDULE

	<u>HOURLY BILLING RATE</u>
ADMINISTRATIVE SERVICES	
Accounting Manager	90.00
Computer Technician	75.00
Accounting Staff	65.00
Desk Top Publishing.....	70.00
Word Processor.....	65.00
Secretary.....	55.00
Technical Aide II	40.00
Technical Aide.....	35.00

Mileage: (4-Wheel Drive)..... 68.5¢/mile
 (Sedan) 58.5¢/mile
 (ATV Use) 100.00/day

Per diem: (In State)..... 39.00/day plus lodging
 (Out of State)..... 39.00/day plus lodging

Copies 10¢/each
 Color Copies (8½ x 11 or 8½ x 14) 25¢/each
 Plots 11 x 17 20¢/each
 Color Plots 11 x 17..... 50¢/each
 Large Document Copies (24 x 36)..... 3.00/each
 Color Large Document Copies (24 x 36) 5.00/each
 Large Document Mylars (24 x 36)..... 8.00/each

Other Reimbursable Expenses..... Cost Plus 15%
 Consultants/Contractors..... Cost Plus 15%

► *Preparation for and Expert Witness Testimony will be billed at an adjusted rate established on a case by case basis with the client.*

Invoices are due upon presentation, and are past due after 30 days. A finance charge of 1½ % per month or the maximum rate allowed by law will be charged on outstanding balances over 30 days.

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Effective: January 2008



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FEE SCHEDULE

		<u>HOURLY BILLING RATE</u>
ENGINEERING SERVICES	Principal Engineer.....	130.00
	Project Manager.....	120.00
	Senior Engineer.....	120.00
	Staff Engineer.....	100.00
	Engineering Intern.....	85.00
	Senior Engineering Technician.....	72.00
	Engineering Technician.....	67.00
SURVEYING SERVICES	Survey Director.....	120.00
	Senior Land Surveyor.....	105.00
	Licensed Land Surveyor.....	95.00
	Survey Party Chief.....	85.00
	Survey Technician.....	80.00
	1-Man Survey Crew ¹ (GPS/Robotic Total Station).....	115.00
2-Man Survey Crew ¹ (GPS/Robotic Total Station).....	150.00	
WATER RIGHTS	Principal Water Rights Specialist.....	150.00
	Senior Water Rights Specialist.....	125.00
	Water Rights Specialist.....	85.00
	Water Rights Technician.....	65.00
MAPPING SERVICES	Senior GIS Specialist.....	90.00
	GIS Specialist.....	85.00
	GIS Technician.....	65.00
	CAD Specialist.....	85.00
	CAD Technician.....	65.00
PLANNING SERVICES	Senior Planner.....	115.00
	Planner.....	95.00
INSPECTION & TESTING SERVICES	Senior Inspector.....	85.00

¹ Includes four wheel drive vehicle, robotic total station, RTK GPS equipment, field data collection system, and 2-way radios for 2-man.

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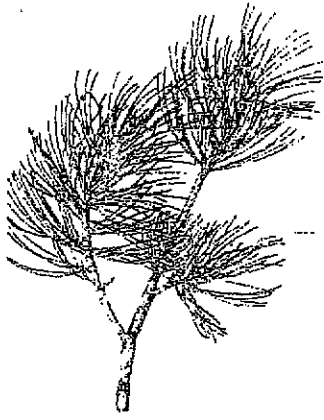
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**Sandra Wendel
& Associates**
Landscape Architecture

1624 10th Street, Suite 3
Minden, NV 89423

Phone: 775-782-8942
Fax: 775-782-8943
E-mail: sandra@swlsa.com

NV #301 and CA #2806

John P. Copoulos, Architect
P.O. Box 2517
Carson City, NV. 89702

December 15, 2008

***RE: Proposal for Landscape Architecture Services for the
Brewery Arts Center, Carson City Phase I and Phase II***

Dear John:

Enclosed is our proposal for Landscape Architectural Services for the proposed work at the Brewery Arts Center. We have utilized RCI's definition of work to develop our costs for Phase I and Phase II. We look forward to working with you on this project. Estimates are based on the following fee schedule.

Fee Structure

Principal, Landscape Architect	\$120.00/hour
Associate Level I	\$85.00/hour
Associate Level II	\$60.00/hour

Scope of Work Phase I (street closure)

- A. Site visit
- B. Meetings with Architect, Owner, Engineer and Parks Dept. including travel
- C. Conceptual plan
- D. Construction drawings
- E. Cost estimating

Fee Estimate \$4800

Scope of Work Phase II (parking lot extension)

- A. Meeting
- B. Conceptual plan
- C. Construction drawings
- D. Cost estimating

Fee Estimate \$1680

Additional Expenses

1. Printing	Cost plus 15%
2. Final Computer Plots	\$10.00/per sheet
3. UPS/Mailing, etc.	Cost plus 15%

Exclusions

This proposal does not include grading, drainage, lighting, construction details other than irrigation, bidding, construction administration or supervision, as-builts or meetings beyond that which have already been included in the anticipated scope of work.

Billing

Billing will be structured according to schedule set by the Architect. Billing will be hourly up to the fee estimate. Unused hours will not be billed.

Sincerely,
Sandra Wendel

BULLIS AND COMPANY CPAS, LLC.

CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS

206 SOUTH DIVISION STREET
CARSON CITY, NV 89703-4283

KELLY J. BULLIS, CPA, CITRMS
CERTIFIED PUBLIC ACCOUNTANT
CERTIFIED IDENTITY THEFT RISK MANAGEMENT SPECIALIST

TELEPHONE: 775.882.4459
FAX: 775.882.4809
www.bullisandco.com

February 12, 2010

John Procaccini, Executive Director
Board of Directors
Brewery Arts Center
449 West King St
Carson City, NV 89703

Good Morning,

Enclosed are the following returns:

The **Form 990** - Return of Organization Exempt From Income Tax for the fiscal year July 1, 2008 through June 30, 2009.

The **Form 990T** – Exempt Organization Business Income Tax Return for the fiscal year July 1, 2008 through June 20, 2009

There is **NO** tax to pay with either of these returns.

Congratulations on increasing the gross revenue by over **10%** in an economic recession!

Further congratulations are in order on reducing costs from the prior year.

The end result is an over **\$150,000** increase in net income!

You held the line on debt and still increased the total assets.

When you look back at the amazing accomplishments of this year, given the fact that most non-profit organizations suffer major down turns when the economy is in a recession, you have to applaud your management team for these great results.

Please review the returns and let us know if there are any changes, corrections or questions.

SIGNING PROCECURES

If the returns seems correct and complete to the best of your knowledge and belief, would John please:

- a) Sign and Date at the bottom of Page 1 for the Form 990
- b) Sign and Date at the bottom of Page 2 for the Form 990T
- c) Return both to us for transmittal to the IRS. We will obtain proof of them receiving both returns.

There is a potential penalty problem with both of these returns. The original extension of time to file (prepared before we were engaged) may not have been received by the IRS. If the IRS sends any messages, please make sure you bring them to us. Over the years, we have succeeded in getting most penalties reduced or even reversed.

On the Accounting/Bookkeeping front, with Starr leaving, some changes will occur. (Perhaps it will be easier to start out a new person with new procedures anyway?) We will work closely with John and the rest of the office folks to make as smooth a transition as possible. The goal being to create an atmosphere of regular up to date financial reporting for you.

We continue in our research to resolve the Point Of Sale for the Gift Shop. (There are some major technical restrictions preventing it's implementation.)

kindest Regards,
 Bullis and Company, CPAs LLC.



Kelly J. Bullis, CPA

Enclosures: Original Form 990 for signature
Original Form 990T for signature
Ten copies of the returns for your files and/or distribution

BREWERY ARTS CENTER, EIN 51-0183567
 ATTACHMENT TO FORM 990-T
 June 30, 2009

	990 <u>Page 1</u>	990-T <u>Page 3</u>	
Rental Income:		Sch E-2	
Ballroom Classroom	36,123	-	not financed
Parking Lot	12,000	12,000	
Performance Hall	7,570	7,570	
	<u>55,693</u>	<u>19,570</u>	
	Page 2	Sch E-3b	
Parking Lot:			
Interest expense	<u>14,802</u>	<u>1,480</u>	10%
Performance Hall:			
Interest expense	14,802	5,921	40%
Utilities	43,049	4,305	10%
Taxes	-	-	50%
		<u>10,226</u>	

Sch E-4			
Debt			
	Debt-beg	225,730	
	Debt-end	215,015	220,373
Allocate Between:			
Parking Lot		25%	55,093
Performance Hall		75%	165,279

Parking Lot:			
Asphalt overlay-net@ beginning of year	18,750		
Current year depreciation	<u>(1,500)</u>		
Net cost basis @ end of year	<u>17,250</u>		
Average cost basis			18,000

Performance Hall:			
Net cost @ beginning of year	638,993		
Current year depreciation	<u>(19,760)</u>		
Net cost basis @ end of year	619,233		
Average cost basis		629,113	

Allocate between:			
Parking Lot	25%	157,278	
Performance Hall	75%	471,835	

Total Parking Lot 175,278



Office of Business Development

201 North Carson Street, Suite 2
Carson City, Nevada 89701

Date: May 11, 2010
To: Redevelopment Authority/Board of Supervisors
From: Joe McCarthy, Director
Subject: Staff report for the May 20, 2010 meeting

On May 3, 2010, the Redevelopment Authority Citizens Committee (RACC) reviewed several project applications requesting redevelopment incentives and made the following recommendations in accordance with redevelopment policies and procedures:

1. Award, contingent upon funds being available, Luann and Warren Tucker a redevelopment incentive grant in the amount of \$37,364.00 to support upgraded exterior improvements associated with their construction of a new building at 303 Fleischmann Way. This new building will allow Luann's existing physical therapy practice to expand. The Tuckers intend to apply the incentive funds requested to help with exterior improvements and aesthetic upgrades to the new building and property including landscaping, sidewalks and lighting, signage and so forth. This redevelopment project strengthens the stability of an existing downtown business, improves the visual impact of the area and adds to the downtown mix of commercial activity.
2. Award, contingent upon funds being available, Two Rivers NV, LLC a redevelopment incentive of \$18,000 to support exterior improvements associated with the second phase of construction of a new building at 310 South Nevada Street. This new building is a multiple use office complex. Two Rivers NV, LLC requested the grant to supplement the costs associated with the next phase of adding exterior improvements to its new office building and property including landscaping, signage, fencing, lighting and associated public improvements. This redevelopment project has the intent to improve the visual impact of the area while adding new commercial activity.
3. Award, contingent upon funds being available, the Brewery Arts Center a redevelopment grant of \$20,000 to pay for a portion of the engineering costs essential to the planning and development of its proposed new arts and culture campus. As stated in its application, the BAC is meeting all its regulatory requirements within required timeframes as it also launching a capital campaign to fund to eventually project.
4. Deny the incentive request of the owners and operators of Lily's China Bistro, James and Jie Gotchy to help the cost of their improvements associated with the remodeling and reopening of an Asian restaurant in the space formerly Long John Silver's fast food restaurant. This

new restaurant is currently open for business. The applicants want to apply incentive funds requested to pay off costs incurred with the rehabilitation of the property and apply some of the funding to a second phase planned for later this year. RACC pointed out that the applicants have already paid for the remodel and opened the business without the assistance of a redevelopment grant, making the applicant ineligible for funding. The RDA's incentive program does not provide costs reimbursement for projects already completed prior review and consideration by RACC.

5. RACC recommended awarding Carson Rendezvous, Inc. a special events grant of \$6,000.00, "an expense incidental in carrying out the redevelopment plan, "in support of this year's 27th annual Rendezvous, "A Salute to the Pony Express." The applicant had requested \$10,000.00 in special events funding. Last year, the Redevelopment Authority awarded Carson Rendezvous, Inc a special events grant of \$7,500.00. The year previous, 2008, Carson Rendezvous Inc received a grant of \$4,500.00.

As part of its process in reviewing the current incentive applications, RACC made the following findings, as specified in NRS Chapter 279 and our redevelopment policies and procedures:

- (1) The buildings, facilities, structures or other improvements are of benefit to the redevelopment area; and
- (2) No other reasonable means of financing those buildings, facilities, structures and other improvements are available.

RACC also took into account the following factors:

1. Whether the buildings, facilities, structures or other improvement are likely to:
 - Encourage the creation of new businesses or other appropriate development;
 - Create jobs or other business opportunities for nearby residents;
 - Increase local revenues from desirable sources;
 - Increase levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located;
 - Possess attributes that are unique, either as to type of use or level of quality and design;
 - Require for their construction, installation or operation the use of quality and design;
 - Require for their construction, installation or operation the use of qualified and trained labor; and
 - Demonstrate greater social or financial benefits to the community than would a similar set of buildings, facilities, structures or other improvements; and
2. The opinions of persons who reside in the redevelopment area or the immediate neighborhood in which the redevelopment area is located.

As a helpful guideline when considering the second finding of "no other reasonable means of financing those buildings, facilities, structures and other improvements are available," RACC used the following summary of the City of Las Vegas Redevelopment Authority's criteria:

1. An inducement for new business/property owner to locate or existing businesses/property owner to remain within the redevelopment area in which the

business/property owner would ordinarily choose to develop or locate outside the redevelopment area if the incentive were not required.

2. There is a public objective and/or requirement that is more stringent and/or costly to undertake than a business/property owner would ordinarily embark on/develop or redevelop.
3. There is a lack of rehabilitation in the area and it is deemed unreasonable for the business/property owner to invest in improving the area unless an incentive is granted.
4. The exterior of the improvements to the property or business does not have a direct affect on the revenues; therefore making such an investment by a customary financial institution is not viewed as acceptable.
5. The visual improvement of the property or addition of the business/operation to the area is so dramatic that it is a catalyst for economic development in the area.