

City of Carson City
Agenda Report

Item # 27A

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 an \$18,000 incentive to Two Rivers NV, LLC to assist in paying for the costs of the construction of the property located at 310 South Nevada Street, and authorizing the expenditure of \$37,364 from the Revolving Fund for the Redevelopment Authority for the purpose of paying this incentive with the Board of Supervisors determining that this project meets the incentive program criteria and the necessary findings set forth in NRS 279.486, specifically that the project benefits the current redevelopment plan area, and that the project has no other reasonable means of financing available, that the incentive will be paid on a reimbursement basis for money expended by the applicant on the project, that other financing is available to pay for the remaining costs of the project and that the incentive is subject to the applicant fulfilling City requirements. (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 the property at 310 South Nevada Street. RACC reviewed the application and supporting material provided to measure the project's benefit to the redevelopment area as it relates to the incentive program's criteria. RACC also determined that no other reasonable means of financing certain improvements associated with the project was available. Staff reviewed the project Two Rivers NV, LLC financials, tax returns and other confidential material to confirm the economic viability of the project and the appropriateness of redevelopment funding.

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 an \$18,000 incentive to Two Rivers NV, LLC to assist in paying for the costs of the construction of the property located at 310 South Nevada Street, and authorizing the expenditure of \$37,364 from the Revolving Fund for the Redevelopment Authority for the purpose of paying this incentive with the Board of Supervisors determining that this project meets the incentive program criteria and the necessary findings set forth in NRS 279.486, specifically that the project benefits the current redevelopment plan area, and that the project has no other reasonable means of financing available, that the incentive will be paid on a reimbursement basis for money expended by the applicant on the project, that other financing is available to pay for the remaining costs of the project and that the incentive is subject to the applicant fulfilling City requirements.

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: \$18,000.00 of tax increment funds available in the RDA's unspent bond

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

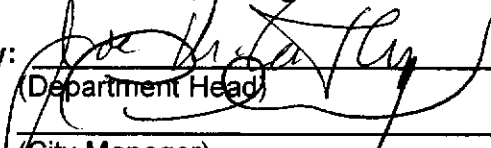
Funding Source: Unspent bond proceeds associated with Redevelopment Project Area No. 1

Alternatives: Provide other direction

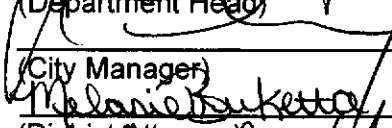
Supporting Material: Applicant and supporting material provided by the applicant

Prepared By: Eva Chwalisz, Management Assistant

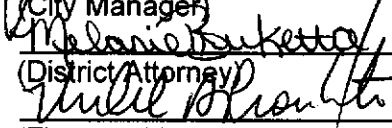
Reviewed By:


(Department Head)

Date: 5.7-10


(City Manager)

Date: 5/11/10


(District Attorney)

Date: 5.11.10


(Finance Director)

Date: 5/11/10

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

RESOLUTION NO. _____

A RESOLUTION CONSENTING TO THE PAYMENT TO TWO RIVERS NV, LLC OF A REDEVELOPMENT INCENTIVE FOR THE COSTS OF THE CONSTRUCTION OF A BUILDING, FACILITY, STRUCTURE OR OTHER IMPROVEMENT, 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 Two Rivers NV, LLC in the amount of \$18,000 of the construction of the building located at 310 South Nevada 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 Two Rivers, LLC., in the amount of \$18,000 of the construction of the building located at 310 South Nevada Street based upon the determination of the Carson City Board of Supervisors that the building 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 \$18,000 from the Revolving Fund for the Redevelopment Agency for the payment of the redevelopment incentive to Two Rivers NV, LLC.

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



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:

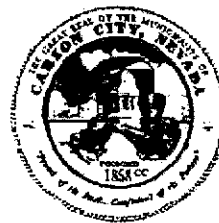
1. An inducement for new business/property owner to locate or existing businesses/property owner to remain within the redevelopment area in which the

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.

**Consolidated Municipality of Carson City
Office of Business Development**

Incentive Program Application



Name of Business: Two Rivers NV		Date: 3/31/10
Business Address 310 South Nevada Street, Carson City, NV 89703		
Name of Tenant: MacWest Marketing, JFG Systems, visionASP		Phone Number 885-1434 882-5743, 841-7389
Address of Tenant: same		Fax: 775-546-9835
		E-mail: miya@macwestmarketing.com info@visionASP.com
Name of Property Owner Two Rivers NV		Phone Number 775-846-0112
Address of Property Owner: 4130 Kings Canyon Road, Carson City, NV 89703		Fax: 775-546-9835
		E-mail: miya@mandcmackenzie.com
History of Development Entity: LLC formed for purchase of building as an investment in October 2010.		How Development vision complies with agency plan: Exterior improvement neighborhood
Project Name: Two Rivers NV, LLC		Project Area: (check one)
		• Area #1 ☐ • Area #2 ☐
Project Address / Location 310 S Nevada Street, Carson City, NV 89703		Assessors Parcel Number: 003-124-02
Bldg Size: 1800 sq ft		Land Area: .16 ac

Project Description: See attachment 1.

Total Tenant / Property Owner Investments	Land Acquisition:	\$210,000	
	Site Development Costs:	\$9,117	
	Public Improvements:	\$19,700	
	Building Costs (Hard):	\$75,199	
	Soft Costs (Professional / legal, etc.)	\$7,900	
	Other:	\$	
	Other:		
	Total	\$	
Total Tenant Investment	Site Development Costs:	\$	%
	Public Improvements:	\$	%
	Building Costs (Hard):	\$	%
	Soft Costs (Professional / legal, etc.)	\$	%
	Other:	\$	%
	Other:	\$	%
	Total	\$	%
Total Property Owner Investment Project is underway, we are just seeking redevelopment funding for some of the exterior projects, see exec summary.	Land Acquisition:	\$210,000	%
	Site Development Costs:	\$9,117	%
	Public Improvements:	\$19,700	%
	Building Costs (Hard):	\$75,199	%
	Soft Costs (Professional / legal, etc.)	\$7,900	%
	Other:	\$	%
	Other:	\$	%
Total	\$	%	
Total Estimated Project Cost		\$321,916	
Total Incentive Funds Requested		\$18,000	
Incentive as a % of total project		%5.6	
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		2/15/2010	
Estimated Project Completion Date		6/15/2010	
Do you have a Business Plan?		Yes	x No
Number of years business has existed under current organization:		.5	

Does the applicant own an existing business?	x Yes	No	
If yes, what is the name of the business?Mac West Marketing			
Number of years business has existed:6.5			
Number of years business has existed under the ownership of applicant?6.5			
Please attach the most recent financial reports for this business along with a credit report. N/A			Schematic drawings of conceptual site plan.attached
Organizational structure of development entity, including delineation of lines of responsibility. Attached	Proof of development entity ownership control, or a description of how entity intends to gain ownership control.Attach ed	- Breakdown of the sources and use of funds for the construction of the project. attached - Pro-forma profit and loss statement for the project covering at least 5 years.attached	
Project Team: *Attach resumes for all	*Architect / *Designer	Darrin Berger / Hannafin Design Associates	
	*Contractor	Shaheen Beauchamp Builders	
	*Attorney	Chris MacKenzie, Allison MacKenzie Law Firm	
	*Accountant	Mike Bayliss, Bayliss & Associates	
	*Project Manager	N/A	
	*Construction Manager	Joel Berger / Shaheen Beauchamp Builders	
	*Development Consultant	N/A	
Economic Impact Information: Relocation of 3 companies-- design and technology companies to Historic District of Downtown. One neighbor has already commented "their changes to date have already increased my property value, and it's still under construction."	Anticipated Annual Payroll	\$N/A	
	Description of how applicant will adhere to employment plan, if applicable.		
	Anticipated Annual Sales Tax Collections	\$N/A	
	Anticipated Increase in Property Value	\$TBD	
Total Tenant Investment	Site Development Costs:	\$	%

	Public Improvements:	\$	%
	Building Costs (Hard):	\$	%
	Soft Costs (Professional / legal, etc.)	\$	%
	Other:	\$	%
	Other:	\$	%
	Total	\$	%
Total Property Owner Investment	Land Acquisition:	\$210000	%65
	Site Development Costs:	\$9,117	%2.8
	Public Improvements:	\$19,700	%6.1
	Building Costs (Hard):	\$75,199	%23.5
	Soft Costs (Professional / legal, etc.)	\$7,900	%2.5
	Other:	\$	%
	Other:	\$	%
	Total	\$321,916	% ☒
Submittals Checklist	Please submit where applicable:		
	x	Architects / Designer Proposal	
	x	Architects / Designer Renderings or Drawings	
	x	Project Budget Detail	
	x	Site Plan	
	N/A	Lease Agreement	
	x	Building / Project Elevations	
		Principals and Key Individuals Resumes (see above)	
	N/A	Current financial statements, including a balance sheet and profit and loss statement with explanations regarding the valuation of assets and recognition of the revenue and expenses. Corresponding tax returns should also accompany the financial statements.	
	N/A	Identification of current banking relationships and major credit references.	
	N/A	Name, address and phone number of companies that have issued performance bonds on previous developments.	
• Your project must conform to all applicable codes, ordinances, and regulations as well as the common design principles established by Downtown Design Standards. • Construction documents describing your complete project must be submitted to the appropriate departments and agencies of the City for review and permitting prior to beginning work. In some cases, an architect and/or engineer must prepare these documents. All applicable permits must be obtained and all accompanying inspections must be successfully completed. • Shop drawings must also be submitted for review for all awnings, ornamental ironwork, and signs prior to beginning work.			

Acknowledgement of Application Provisions:

N/A ☐ I affirm that this project will not be initiated without written commitments and completed contract with the Consolidated Municipality of Carson City.

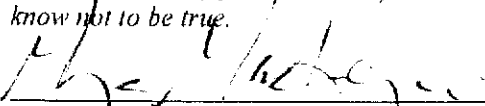
☒ I affirm that this project conforms to all applicable codes, ordinances and regulations, as well as the common design principles for Downtown Carson City.

☒ All applicable permits will be obtained for this project and all accompanying inspections will be successfully completed to receive reimbursement.

☒ I affirm that I am in good standing with the Consolidated Municipality of Carson City with respect to taxes, fees, loans or other financial obligations to the City.

☒ If this project is selected for an incentive from the Consolidated Municipality of Carson City, I acknowledge that photographs of my property may be used in promotional materials for Downtown Carson City.

I declare, under penalty of perjury, that I have not, in the filing of this application: willfully made any false statements nor have I made any unqualified statements that I know not to be true.



Applicants Signature

Applicants Signature

Applicants Signature

Date

Day 21
Month 4
Year 2011

Day ____
Month ____
Year ____

Day ____
Month ____
Year ____

***Note:** ALL project related invoices must be submitted for review at conclusion of the project prior to reimbursement. In addition, approved copies of required City building, sign and other permits must be submitted as a condition of reimbursement and in order for any and all liens to be released.

(For Internal Use Only)	Date
Application Approved:	
Project Commenced:	
Project Completed:	
Reimbursement Request submitted to Finance Department	
Reimbursement remitted to Applicant	

**Redevelopment Application—310 S Nevada Street
Attachment 1**

Two Rivers NV, LLC closed escrow on a single-level ranch-style residence located at 310 S Nevada Street on October 15, 2009, for the purpose of converting it into a commercial office. Darrin Berger, of Hannafin Design Associates and Lumos & Associates were retained to prepare plans for the renovation.

The vast majority of the renovations are to bring the building into compliance with federal and state ADA access requirements. Renovation includes: conversion of a single car garage into a conference room; re-location/expansion of the front entrance for ADA accessibility; window re-location; interior wall adjustments for ADA accessibility; complete bathroom renovation—moving of door, removal of closets, all new plumbing, electrical and fixtures for ADA accessibility, ADA ramp installation; removal of a block wall surrounding the property; all new landscaping and irrigation system; siding replacement; front entrance covering; installation of sidewalk on two sides of property (corner lot), 3 parking space (2 ADA)/driveway installation; installation of 3 patios, interior and exterior re-painting and various plumbing and electrical upgrades.

Plans were completed, and the proposed renovations were brought before the Carson City Historic Commission for review and approval on December 10, 2009. Several alternatives were presented, and, after satisfaction of some "interesting" criteria, approval by the Historic Commission was obtained. This approval included approval by the City Engineer's office designee to the Historic Commission.

Immediately thereafter, the approved design plans were finalized and submitted to the City Building Department for a building permit. However, the plans were denied by the City Engineer, with the explanation that the previous approval by the City Engineer employee at the Historic Commission level was not binding at the permit approval level. As a result, further time and architectural/engineering expense was necessary to re-design and re-engineer the plans.

Nevertheless, after paying the architect to re-draft the plans to satisfy the various conditions for approval set forth by the City, a building permit was finally obtained on February 22, 2010. The approval was conditioned upon, among other things, Two Rivers paying for the design, engineering compaction test and installation of a sidewalk on the City property abutting the Two Rivers parcel. The sidewalk requirement included a ADA curb approach, a five foot wide sidewalk, tree re-location/removal and a soil compaction study. After on-site lay-out, the City further required engineering revisions to the ADA approach incurring additional engineering expense, even though previously approved.

Shaheen-Beauchamp Builders was contracted with to serve as the general contractor. Construction is proceeding at this time, with a most of the exterior concrete work complete.

Construction is about one-half complete, and landscaping, irrigation system installation, signage, re-siding, painting, lighting and fence construction are yet-to-be undertaken. We are seeking Redevelopment assistance for costs regarding completion of these remaining items.

The tenants for the premises will be MacWest Marketing, LLC, a marketing and website design firm that has been in business locally for approximately seven (7) years, JFG Systems, Inc., a computer consulting firm that has been in business locally for approximately 19 years and visionASP, a website and database development company that has been in business locally for approximately 12 years. All three anxiously await completion of the project to commence business operations at the location.

Attachment 2

1. Development Entity: LLC Formed to purchase building. Organizational structure: Miya MacKenzie and Christopher MacKenzie are 50-50 partners.
2. Building purchased for two purposes:
 - Investment in downtown property
 - Growth of business and strategic partnership with visionASP warranted a physical space to do business. Prior to this time, both MacWest Marketing and visionASP have operated "virtually."
3. See attached estimates for breakdown of project costs.
4. Breakdown of Sources/Use of Funds for Construction:
 - Private Loan: \$280,000
 - Personal Savings: \$26,196
 - Redevelopment: \$15,000

Total: \$321,196
5. Pro Forma (5 Year)

310 S Nevada Street, Carson City, NV					
	2010 (6 mos)	2011	2012	2013	2014
Forecast Rent	\$ 24,300	\$ 48,600	\$ 50,760	\$ 50,760	\$ 52,920
Rental income:	\$2.25/sq ft	\$2.25/sq ft	\$2.35/sq ft	\$2.35/sq ft	\$2.45/sq ft
Forecast Costs					
Mortgage/taxes	\$ 21,893	\$ 21,893	\$ 21,893	\$ 21,893	\$ 21,893
Insurance	\$ 674	\$ 750	\$ 750	\$ 775	\$ 775
Utilities	\$ 500	\$ 550	\$ 600	\$ 650	\$ 700
total	\$ 23,067	\$ 23,193	\$ 23,243	\$ 23,318	\$ 23,368
Profit Before Taxes	\$ 1,233	\$ 25,407	\$ 27,517	\$ 27,442	\$ 29,552

INVOICE

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

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

Telephone: (775) 687-0202

December 7, 2009

pd 1-12-10
ck#1515

Miya MacKenzie
Two Rivers NV, LLC
4130 Kings Canyon
Carson City, NV 89703

Invoice No.: 137638

OUR FILE NUMBER: 10944-01:C M Two Rivers NV, LLC

COSTS ADVANCED:

10/14/09	Secretary of State for Filing Fee (and Business Lic. Fee)	325.00
10/21/09	Secretary of State (Articles of Incorporation)	200.00
TOTAL COSTS:		525.00
TOTAL BILLED THIS PERIOD:		525.00
TOTAL DUE AND OWING:		525.00

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER:

MACWEST MARKETING
310 S. NEVADA STREET
CARSON CITY, NV 89703

PROJECT: MACWEST MARKETING APPLICATION NO: 1

OFFICE RENOVATION/ADA IMPROVEMENTS
310 S. NEVADA STREET
CARSON CITY, NV 89703

PERIOD TO: 3/31/2010

Distribution to:

☒	OWNER
☒	ARCHITECT
☒	FILE
☐	LENDER
☐	OTHER

FROM CONTRACTOR:

SHAHEEN BEAUCHAMP BUILDERS LLC HANNAFIN DESIGN ASSOCIATES
3427 GONI RD #109
CARSON CITY, NV 89706

VIA ARCHITECT:
318 N. CARSON ST. SUITE 202
CARSON CITY, NV 89701

PROJECT NOS: 9026

CONTRACT DATE: FEBRUARY 2010

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

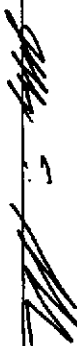
1. ORIGINAL CONTRACT SUM	\$	70,264.57
2. Net change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	70,264.57
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	37,546.00
5. RETAINAGE:		
a. 0 % of Completed Work (Column D + E on G703)	\$	0.00
b. 0 % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	37,546.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	
8. CURRENT PAYMENT DUE	\$	37,546.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	32,718.57

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		\$0.00
NET CHANGES by Change Order		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By:



Date:

4-5-10

LENDER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Lender certifies to the Owner that to the best of the Lender's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By:

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT

APPLICATION NO: 1

PERIOD TO: 3/31/2010

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C - G)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD E		% (G + C)		
500	ARCHITECTURAL DESIGN FEES	NOT INCLUDED						#VALUE!
502	ENGINEERING FEES	NOT INCLUDED						#VALUE!
1000	BUILDING PERMIT	NOT INCLUDED						#VALUE!
1070	JANITORIAL CLEANING	\$420.00		\$0.00				#VALUE!
2000	SITE CONSTRUCTION	\$9,117.00		\$9,117.00		\$9,117.00	100.00%	#VALUE!
2500	DEMOLITION-EXTERIOR	INCLUDED						#VALUE!
2800	FENCES, GATES, HARDWARE	\$1,100.00						#VALUE!
2900	LANDSCAPING	NOT INCLUDED						#VALUE!
3000	CONCRETE	\$14,471.00		\$14,471.00		\$14,471.00	100.00%	#VALUE!
4000	MASONRY	SEE ALTERNATES						#VALUE!
5000	STEEL	\$5,180.00						#VALUE!
6000	CARPENTRY	\$14,993.00		\$8,908.00		\$8,908.00	59.41%	\$6,085.00 #VALUE!
6062	LUMBER	INCLUDED						#VALUE!
6090	HARDWARE-STRUCTURAL	INCLUDED						#VALUE!
6412	MILLWORK AND LAMINATES	NOT INCLUDED						#VALUE!
7210	INSULATION	\$1,284.10		\$600.00		\$600.00	46.73%	\$684.10 #VALUE!
7500	ROOFING	\$1,050.00						#VALUE!
7620	FLASHING & SHEETMETAL	\$350.00		\$350.00		\$350.00	100.00%	#VALUE!
8000	DOORS, FRAMES, & HARDWARE	\$6,039.00						#VALUE!
8050	WINDOW & PATIO DOORS	\$790.00						#VALUE!
9000	DRYWALL	\$1,920.00		\$400.00		\$400.00	20.83%	\$1,520.00 #VALUE!
9300	TILE	NOT INCLUDED						#VALUE!
9650	FLOORCOVERINGS	NOT INCLUDED						#VALUE!
9910	PAINTING	\$3,835.00						#VALUE!
10000	ACCESSORIES	\$78.00						#VALUE!
10400	SIGNAGE	NOT INCLUDED						#VALUE!
15000	MECHANICAL	\$570.00						#VALUE!
15400	PLUMBING	\$666.31						#VALUE!
16000	ELECTRICAL	\$1,438.00						#VALUE!
16500	SECURITY SYSTEMS	NOT INCLUDED						#VALUE!
16720	TELEPHONE, VOICE, DATA SYSTEMS	NOT INCLUDED						#VALUE!
93000	GENERAL CONDITIONS, OVERHEAD & FEE	\$6,963.16		\$3,700.00		\$3,700.00	53.14%	\$3,263.16 #VALUE!
94000	OWNERS CONTINGENCY	\$0.00						#VALUE!
	CHANGE ORDERS - ADDITIVE	\$0.00						#VALUE!
	CHANGE ORDERS - DEDUCTIVE	\$0.00						#VALUE!
95000	TOTAL	\$70,264.57	\$0.00	\$37,546.00	\$0.00	\$37,546.00	53.44%	\$32,718.57 #VALUE!

**CONDITIONAL WAIVER AND RELEASE UPON
PROGRESS PAYMENT**

Property Name: Mac West Marketing

Property Location: 310 S. Nevada Street, Carson City, NV 89703

Undersigned's Customer: Mac West Marketing

Invoice / Payment Application Number : # 1

Payment Amount : \$ 37,546.00

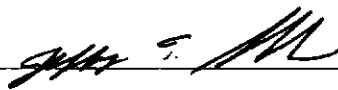
Payment Period : 3-31-10

Upon receipt by the undersigned of a check in the above referenced Payment Amount payable to the undersigned, and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release and the undersigned shall be deemed to waive any notice of lien, any private bond right, any claim for payment and any rights under any similar ordinance, rule or statute related to payment rights that the undersigned has on the above described Property to the following extent:

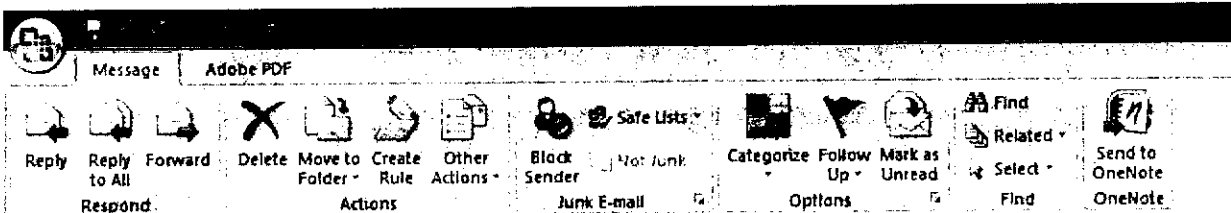
The release covers a progress payment for the work, materials or equipment furnished by the undersigned to the Property or to the Undersigned's Customer which are the subject of the Invoice or Payment Application, but only to the extent of the Payment Amount or such portion of the Payment Amount as the undersigned is actually paid, and does not cover any retention withheld, any items, modifications or changes pending approval, disputed items and claims, or items furnished or invoiced after the Payment Period. Before any recipient of this document relies on it, he should verify evidence of payment to the undersigned. The undersigned warrants that he either has already paid or will use the money he receives from this progress payment promptly to pay in full all his laborers, subcontractors, materialmen and suppliers for all work, materials or equipment that are the subject of this waiver and release.

Dated : 4-5-10

Shaheen Beauchamp Builders LLC

By: 

Title: MEMBER



From: Jeff Shaheen [Jeff@sbuilders.com]
To: Miya MacKenzie
Cc:
Subject: Estimate breakout

Miya,

Pursuant to your request following is the breakout for:

Rear patio \$2285
Siding / trim (entire house) \$9270
Painting (exterior) \$2000
Exterior lighting \$325
Sidewalk \$2508
ADA ramps \$2096

Please let me know if you need anything else.



Shaheen Beauchamp

Jeff Shaheen

Shaheen Beauchamp Builders LLC

3427 Goni Road, Suite 109

Carson City, NV 89706

775-885-2294 ext 105

775-885-9791 fax

www.sbuilders.com

jeff@sbuilders.com

PROPOSAL

TAHOE

FENCE CO. INC.
Est. 1975

www.tahoeefence.com



CA LIC # 305682 (UNLIMITED) • NV LIC # 53722 (\$200,000)
36 BROWN DRIVE • MOUND HOUSE, NEVADA 89706
(775) 882-1063 • FAX (775) 882-5480
TOLL FREE 1-800-332-2822

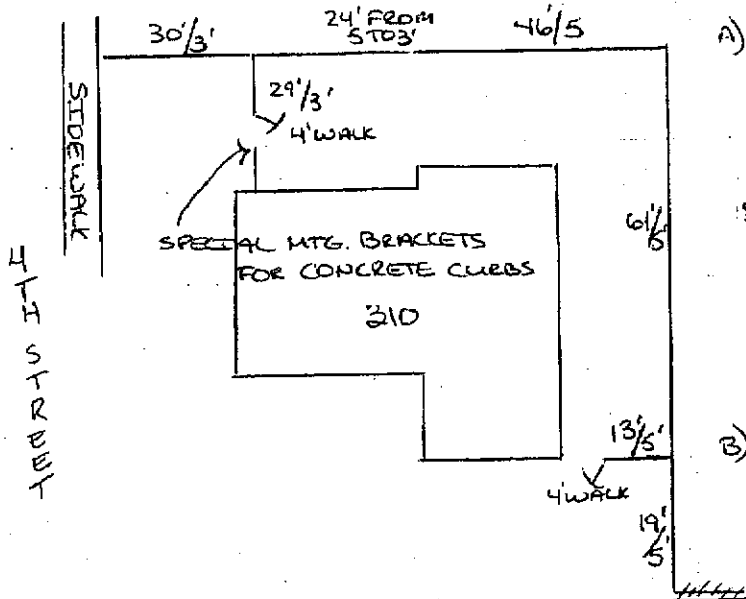
C. 846-0112

Submitted to MIYA MACKENZIEPhone No. 885-1434For Property at 310 SOUTH NEVADA ST.Fax No. 775-546-9835

WE PROPOSE TO:

INSTALL AT YOUR PROPERTY A FENCE OR
DO THE FOLLOWING DESCRIBED WORK

Mail to:

4130 KINGS CANYON RD.CARSON CITY, NV 89103

NEVADA

NOTES: WOOD FENCE IS ALL REDWOOD
MERCH (CONSTRUCTION) GRADE OR BETTER
4x4 POSTS, 8' ON CENTER OR LESS - SET IN CONCRETE
2"x4" RAILS TOP & BOTTOM
FLAT BLACK IRON GATE HARDWARE

TAHOE FENCE DOES NOT PAINT OR STAIN
PERMIT NOT INCLUDED UNLESS OTHERWISE INDICATED

TAHOE FENCE CO., INC. PROPOSES TO furnish and install fencing (or materials only) in accordance with the terms and conditions as listed. The fence line and grade are to be located by the property owner.

CUSTOMER ASSUMES FULL RESPONSIBILITY FOR LOCATION OF FENCE and agrees to, at customer's sole expense, defend and hold Tahoe Fence Co., Inc. harmless respecting claims of encroachment, claims of damage to underground facilities, and/or any other claims brought on account of the work herein above described. Tahoe Fence Co., Inc. is not responsible for any county, city, and CC&R Codes and regulations regarding setbacks, heights, and variances.

Price of installation is based on the entire job being done at one time. If on account of changes made by customer the crew has to make more than one trip, the extra charge covering such expense will be made.

All changes must be made in writing. Quotation subject to change after 30 days.

By: CHAD MELLOWDate: APRIL 23, 2010

A) 139' OF 5' WOOD PICKET FENCE

3 1/2" (W) x 5/8" x 5' DOGEAR PICKETS

1" SPACE BETWEEN PICKETS

1- 4' (W) x 5' HIGH WALKGATE

83' OF 3' WOOD PICKET FENCE

3 1/2" x 5/8" x 3' DOGEAR PICKETS

W/ 3" SPACE BETWEEN PICKETS

1- 4' (W) x 3' WALKGATE

\$3,808⁰⁰

B) 139' OF 5' PVC PICKET FENCE WHITE "POOL WIDE"

5" SQ. POSTS, 2"x3 1/2" RAILS, PICKETS 7/8"x3"

DOGEAR CAPS, 1 3/4" SPACE BETWEEN PICKETS

1- 4' x 5' WALKGATE

83' OF 3' PVC PICKET FENCE WHITE "WIDE PICKET"

4" SQ. POSTS, 2" x 3 1/2" RAILS, PICKETS 7/8"x3"

DOGEAR CAPS, 3" SPACE BETWEEN PICKETS

1- 4' (W) x 3' WALKGATE

POSTS 6' ON CENTER OR LESS AND

SET IN CONCRETE

\$7,770⁰⁰

1/3 DOWN & BALANCE UPON COMPLETION

AGREED PRICE INSTALLED \$ _____

MATERIAL ONLY \$ _____

PLEASE READ CAREFULLY AND
RETURN SIGNED COPY IF ACCEPTED

Accepted By: _____
Subject to additional Terms & Conditions on reverse side

Date: _____

*****Estimate*****Estimate*****Estimate*****Estimate*****Estimate

April 25, 2010

Estimate #E-2709

Tom Ediss Landscape, Inc

MacWest Marketing; Miya MacKenzie

3677 Green Acre Dr.
Carson City, NV 89705
NVL #53891
(775) 267 3066
(775) 691-5044, cell

310 S. Nevada Street
Carson City, NV 89703
(775) 885-1434, office
(775) 846-0112, cell
(775) 546-9835, fax
miya@macwestmarketing.com

Dear Miya:

Enclosed please find estimated costs to complete your work. Thank you for the opportunity to bid on your future work. If you have any questions, please do not hesitate to call.

Qty.	Description	Unit Cost	Total
A)	Excavate soil around front property and lower below new concrete sidewalk; re-contour	Total	\$1038.00
B)	Install 5502 sq. ft. of new landscape to include the following materials and all labor to include: Irrigation system with control clock, concrete curb, landscape fabric and rock mulch, plant materials, tree's if needed, composting all areas, (1) load (18-24) granite boulders measuring 24" to 36" in size, naturally spotted, and Kentucky bluegrass sod turf	Total	\$19,805.40
C)	Install Vista lighting to include: (1) 1200 watt transformer, (8) walk lights and (8) spot lights	Total	\$3000.00
D)	Landscape plan/design and any consultation necessary for Carson City Planning Commission	Total	\$500.00

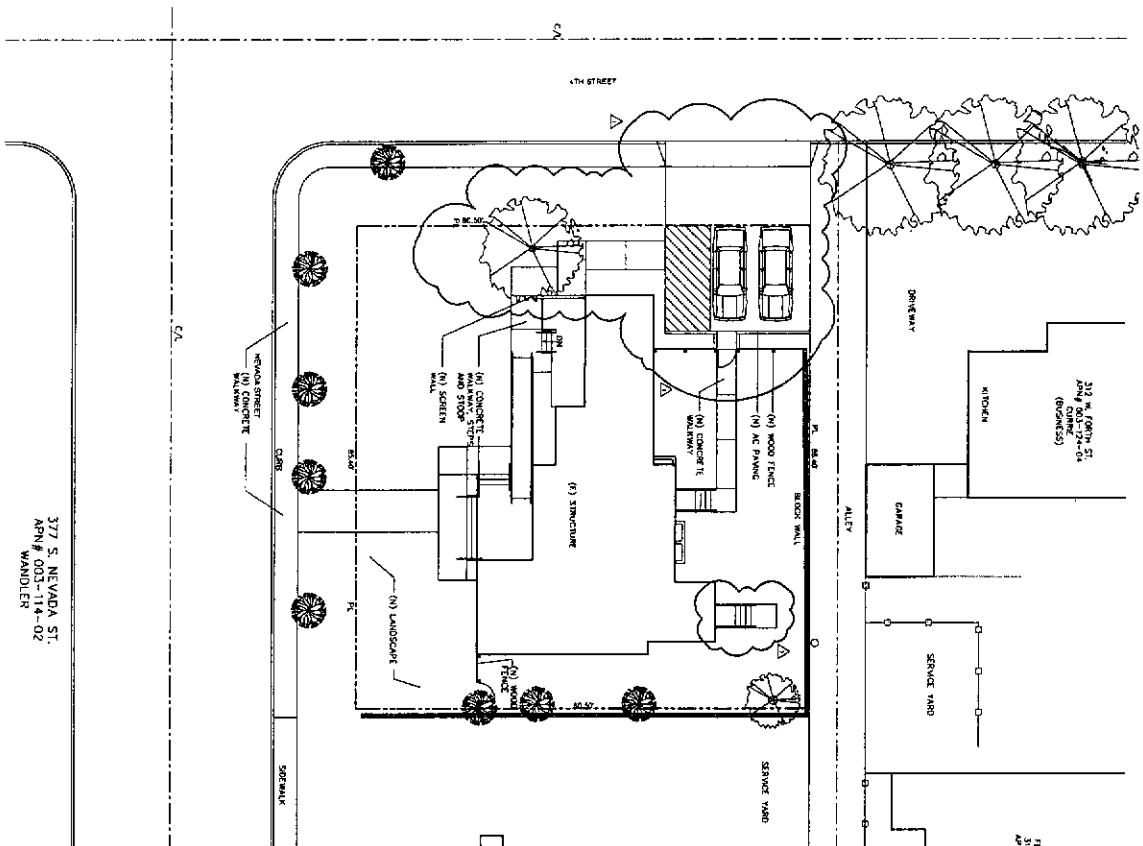
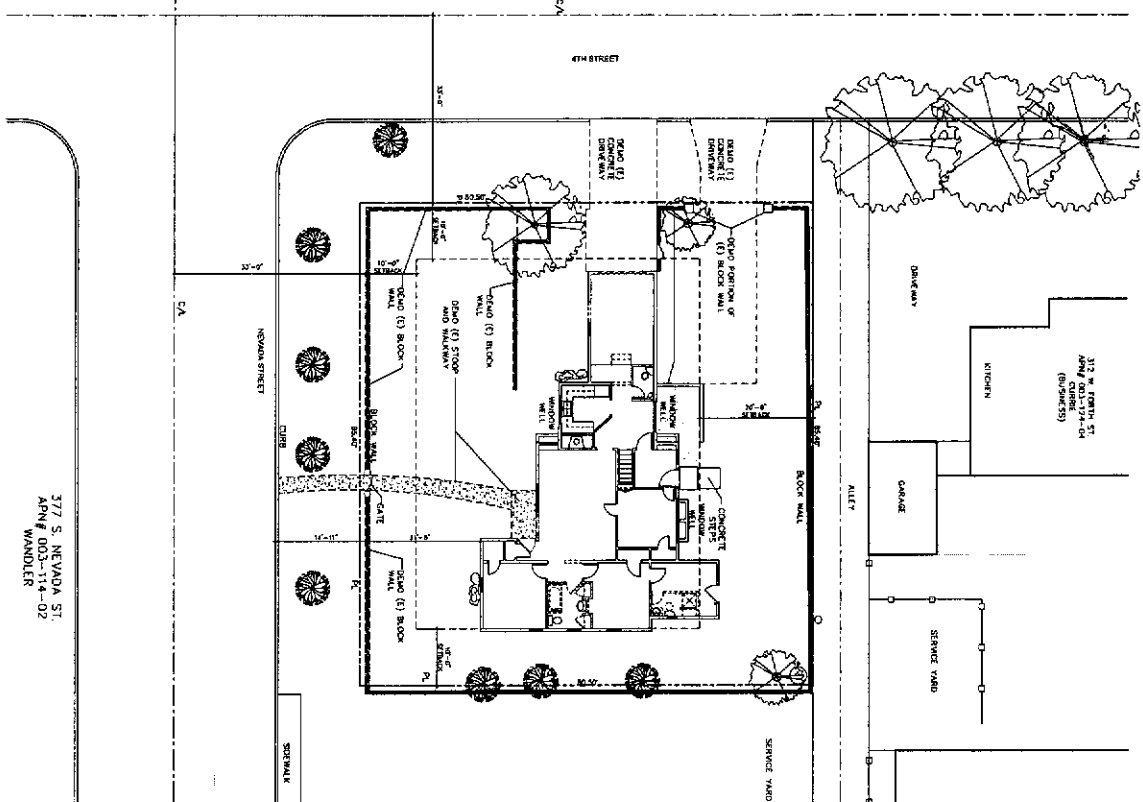
Grand Total			\$24,343.40

Thanks again,
Tom Ediss, owner
Tom Ediss Landscape, Inc.

NEW ARCHITECTURAL SITE PLAN



377 S. NEVADA ST.
APN# 003-114-02
WANDLER

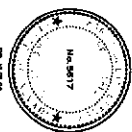


PROJECT:

Mac West Marketing

Minor Alterations

310 S. NEVADA ST., CARSON CITY, NV 89706



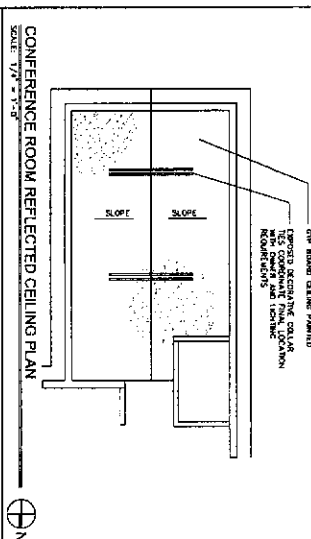
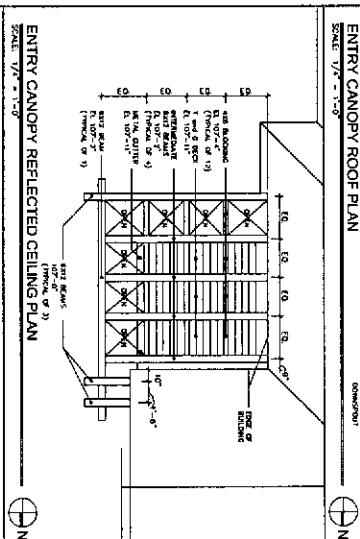
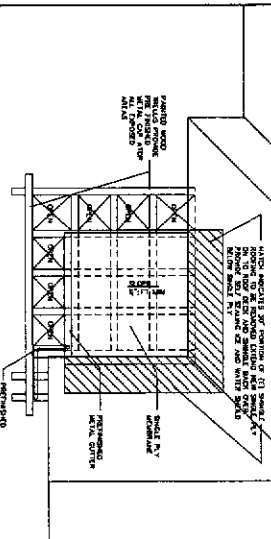
HANNAFIN DESIGN
ASSOCIATES

ARCHITECTURE PLANNING INTERIORS

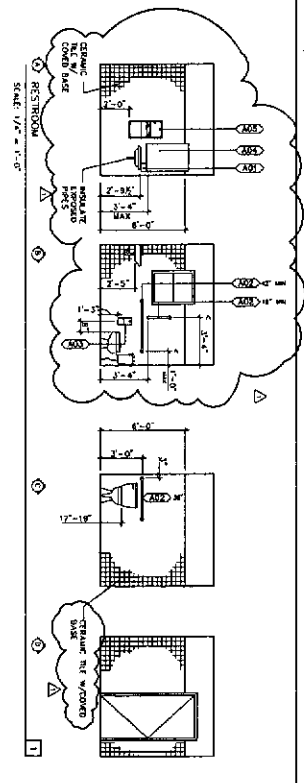
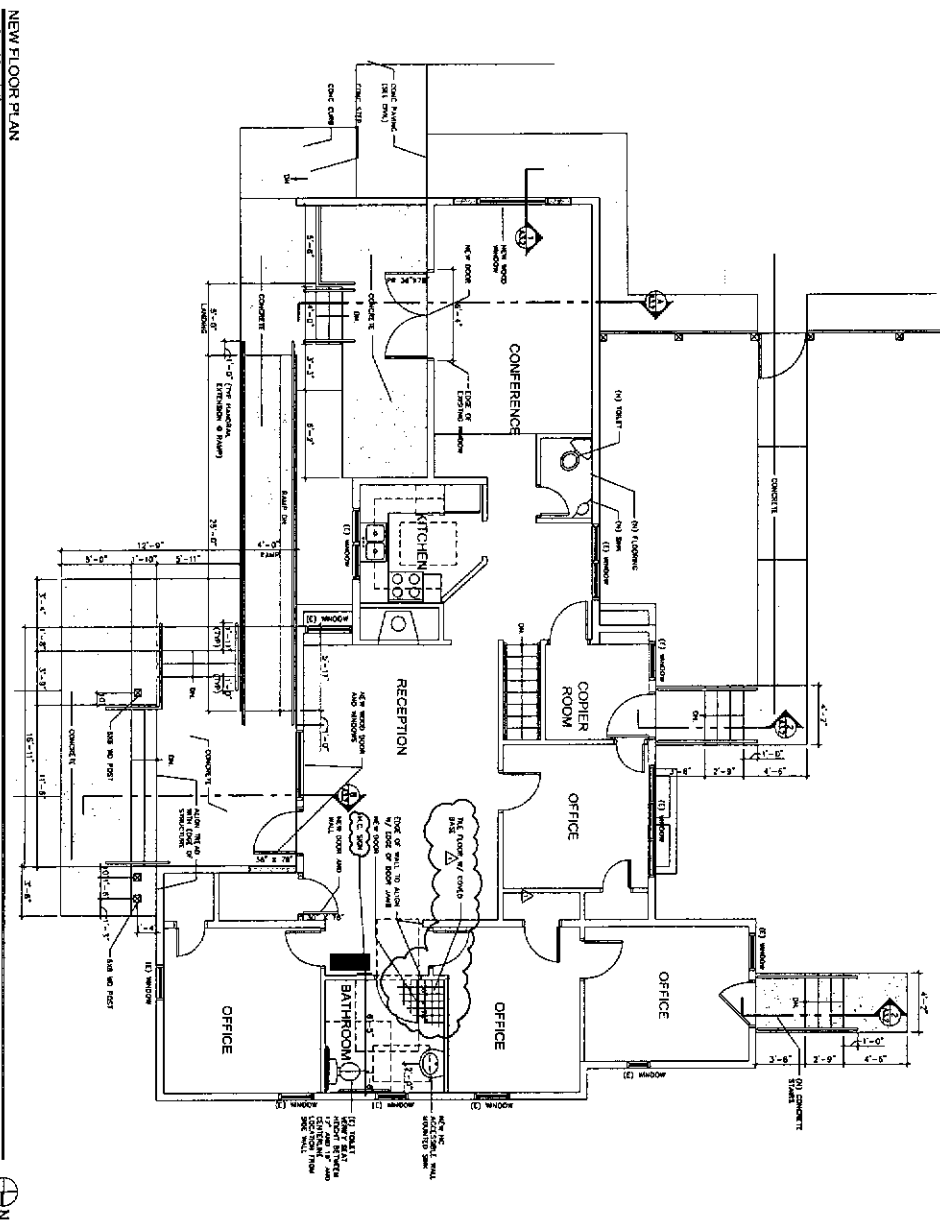
318 N. CARSON STREET, SUITE 202 CARSON CITY, NV 89701
PHONE: (775) 882-6455 FAX: 882-1444
E-MAIL: shannafin@hdarchitects.com

DRAWING NO. 0007		DATE: 10/2/00	
PROJECT		DRAWING STATUS	
DESIGNED BY: ☐	DESIGNED BY: ☐	DESIGNED BY: ☐	DESIGNED BY: ☐
CHECKED BY: ☐	CHECKED BY: ☐	CHECKED BY: ☐	CHECKED BY: ☐
DATE: 10/2/00	DATE: 10/2/00	DATE: 10/2/00	DATE: 10/2/00
REVISIONS		REVISIONS	
REVISION NO.	REVISION DESCRIPTION	REVISION NO.	REVISION DESCRIPTION
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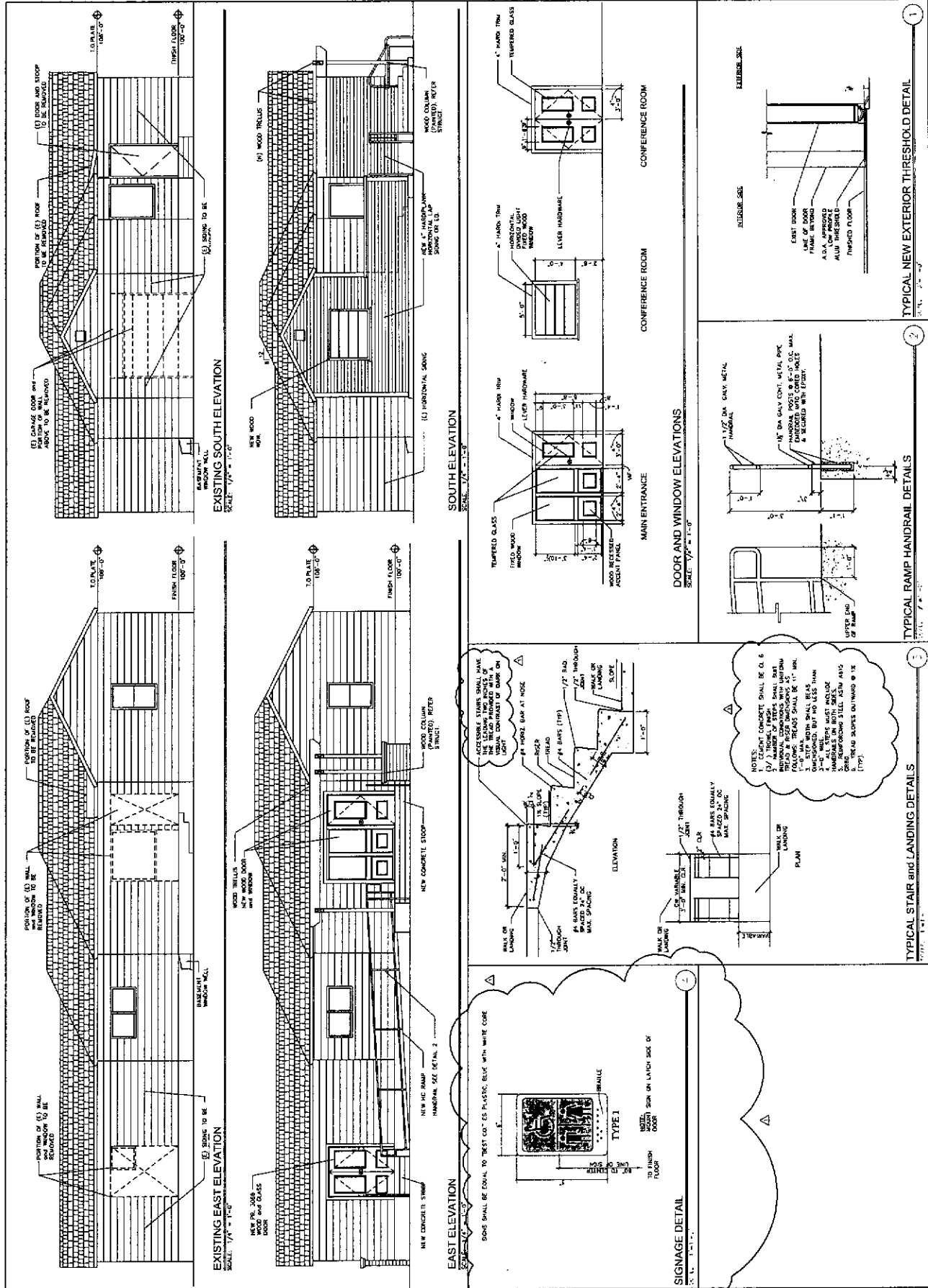
A1.1

[illegible]

1. PROVIDE SUGGESTION REGARDING AT LEAST NINE (9) AL RECESSED ACCESSORIES AND WALL.
2. PROVIDE 9" X 12" X 1/2" THICK DENSED PLATE STEEL AT SPAN BARS. PLATE IS SHALL BE INSTALLED ACROSS AND CONTINUED TO THE END OF THE 12" SPAN.
3. PROVIDE 9" X 12" X 1/2" THICK DENSED PLATE STEEL AT EXPOSED SPAN PERIS AND NOT WITH THE 9" X 12" X 1/2" THICK DENSED PLATE STEEL AT SPAN BARS.
4. ALL ACCESSORIES ARE SAME AS UNIFORM JAMES ROYCE MOTT
5. ALL FINISHES ARE STAINLESS STEEL UNLESS OTHERWISE NOTED.

[illegible][illegible]

DRAWING TITLE:
**EXTERIOR ELEVATIONS
DOORS AND WINDOWS
TYPICAL DETAILS**







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.