

**Carson City
Agenda Report**

Date Submitted: November 21, 2011

Agenda Date Requested: December 1, 2011

To: Redevelopment Authority

Time Requested: 15 min.

From: Office of Business Development

Subject Title: For Possible Action: To adopt and recommend to the Board of Supervisors the adoption of a Resolution amending Resolutions 2003-RAR-2 and 2003-R-37 to re-establish the Carson City Redevelopment Authority Citizens Committee and continue the suspension of Redevelopment District incentive programs for small, private redevelopment projects. (Lee Plemel)

Staff Summary: The Redevelopment Authority and Board of Supervisors previously identified their desire to consider amending the Redevelopment Authority Citizens Committee (RACC) membership to include representatives from Redevelopment Area 2 (South Carson Street) in addition to Redevelopment Area 1 (Downtown). Currently, RACC only consists of representatives from Area 1. The Resolution also addresses various Redevelopment District programs that are within the authority of the RACC to review and make recommendations to the Redevelopment Authority and Board of Supervisors.

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 approve and recommend to the Board of Supervisors the adoption of Resolution 2011-RAR-__ amending Resolutions 2003-RAR-2 and 2003-R-37 to re-establish the Carson City Redevelopment Authority Citizens Committee and continue the suspension of Redevelopment District incentive programs for small, private redevelopment projects.

Prior Redevelopment Authority Citizens Committee Action: RACC recommended approval of amending the RACC membership at its meeting on October 3, 2011, by a vote of 6-0.

Explanation for Recommended Board Action: See Staff Summary.

Applicable State, Code, Policy, Rule or Regulation: NRS 279

Fiscal Impact: N/A

Explanation of Impact: N/A




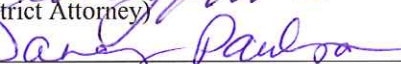
Funding Source: N/A

Alternatives: Not to amend Resolution at this time

Supporting Material:

- 1) Resolution
- 2) Staff memo
- 3) Resolution 2010-RAR-3 suspending the incentive program
- 4) Prior Resolution 2003-RAR-2 and 2003-R-37
- 5) Redevelopment District Map, Areas 1 and 2

Prepared By: Eva Chwalisz, Management Assistant

Reviewed By:  Date: 11/21/11
(Department Head)
 Date: 11/21/11
ACT (City Manager)
 Date: 11/21/11
(District Attorney)
 Date: 11/21/11
(Finance Director)

Board Action Taken:

Motion: _____

1) _____	Aye/Nay
2) _____	_____

(Vote Recorded By)

RESOLUTION NO. 2011-RAR-__ and 2011-R-__

A RESOLUTION AMENDING RESOLUTIONS 2003-RAR-2 AND 2003-R-37 TO RE-ESTABLISH THE CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE AND CONTINUE THE SUSPENSION OF REDEVELOPMENT DISTRICT INCENTIVE PROGRAMS FOR SMALL, PRIVATE REDEVELOPMENT PROJECTS.

WHEREAS, the Carson City Board of Supervisors and Redevelopment Authority have determined that the Redevelopment Authority Citizens Committee membership should be modified to include representatives from both Redevelopment Areas 1 and 2 in order to provide recommendations on Redevelopment Authority matters from a broader segment of the Redevelopment District; and

WHEREAS, the Carson City Board of Supervisors and Redevelopment Authority have determined that incentive programs for small, private redevelopment projects are no longer necessary or financially sustainable; and

NOW, THEREFORE, the Carson City Redevelopment Authority and Board of Supervisors do hereby RESOLVE to amend the membership of the Redevelopment Authority Citizens Committee to include the following seven members:

- 1) A member of the Redevelopment Authority appointed by the Redevelopment Authority, who may or may not be the Redevelopment Authority Chair.
- 2) Two members who must be a business operator or property owner from Redevelopment Area 1.
- 3) Two members who must be a business operator or property owner from Redevelopment Area 2.
- 4) Two citizens-at-large appointed by the Redevelopment Authority who may or may not have a property or business interest within the Redevelopment District and who may be widely skilled in professional categories such as architecture, urban planning, engineering, construction management, general contracting, historic preservation, residential or commercial development, real estate transactions, brokerage and property management, retail, entertainment and cinema, tourism, economic development, business ownership, startup and management, transit, cultural facilities, housing, economics and finance, education, technology, marketing, or law.

The Redevelopment Authority Citizens Committee is re-established by this Resolution to make recommendations to the Redevelopment Authority on Redevelopment Area Plans, incentive programs, special event funding, and other matters pertaining to the Redevelopment District and within the authority of the Redevelopment Authority. The Redevelopment Authority Citizens Committee is subject to the Nevada Open Meeting Law.

The Carson City Redevelopment Authority and Board of Supervisors further RESOLVE that every member of the Committee shall be appointed for a three-year term which shall expire on January 1, or until a replacement is appointed. Appointments to the Committee will be made on a staggered-year basis. Except for the Redevelopment Authority member, Committee members may only serve one full three-year term on the Committee, after which the member may not serve on the Committee for one year before being considered eligible for reappointment. Notwithstanding these term limits, an incumbent may be reappointed to the Committee if the position remains vacant for more than 60 days after the term expires. Term limits begin upon the adoption of this Resolution.

The existing Redevelopment Authority Citizens Committee members shall continue to serve until the Board of Supervisors appoints the new members pursuant to this Resolution.

The Carson City Redevelopment Authority and Board of Supervisors further RESOLVE to continue the indefinite suspension of the Redevelopment District Incentive Program for small, private redevelopment project as adopted in Resolution 2010-RAR-3.

ADOPTED Resolution No. 2011-RAR-__ this 1st day of December , 2011.

AYES: Redevelopment Authority Members

NAYS:

ABSENT:

Shelly Aldean
Redevelopment Authority Chair

ATTEST

Alan Glover, Clerk
Carson City, Nevada

ADOPTED Resolution No. 2011-R-__ this 1st day of December, 2011.

AYES: Supervisors: _____

NAYS: _____

ABSENT: _____

Robert Crowell
Mayor, Carson City

ATTEST

Alan Glover, Clerk
Carson City, Nevada



Office of Business Development

108 East Proctor Street
Carson City, Nevada 89701

TO: Redevelopment Authority & Board of Supervisors
Meeting of December 1, 2011

FROM: Lee Plemel, Planning Director

DATE: November 18, 2011

SUBJECT: **A Resolution amending the membership of the Redevelopment Authority Citizens Committee**

As part of their annual goal setting process, the Redevelopment Authority/Board of Supervisors recommended modifying the Redevelopment Authority Citizens Committee (RACC) membership to include members of Redevelopment Area #2 and remove the Redevelopment Authority Chair as a member. Currently, the Citizens Committee only represents and reviews projects within Redevelopment Area #1.

RACC membership currently includes the Redevelopment Authority Chair, a "Mainstreet Board Member," a Chamber of Commerce Board Member, an architect, planner, or engineer with expertise in historic preservation, two business or property owners from the Redevelopment Area, and a citizen-at-large who has no financial interest in the Redevelopment District.

The RACC discussed this issue at its October 3, 2011 meeting, and recommended approval of an amended RACC membership to include the following members, for a total of seven members:

- A member of the Redevelopment Authority.
- Two members who must be either a business operator or property owner within Redevelopment Area #1.
- Two members who must be either a business operator or property owner within Redevelopment Area #2.
- Two citizens-at-large who may or may not have a property or business interest within the Redevelopment District (Areas 1 or 2).

A few points from the Citizens Committee's discussion should be noted as they relate to the recommended RACC membership:

1. It was initially suggested that the Redevelopment Authority Chair—i.e. a City Supervisor—should not sit on the Citizens Committee. However, current RACC members suggested that it is beneficial having a City Supervisor sitting on the committee to maintain a "connection" to the City policy makers. Therefore, RACC recommended that a member of the Redevelopment Authority continue to sit on the Citizens Committee, but that member need not necessarily be the Redevelopment Authority Chairperson (though it could be). The Citizens Committee also recommended that they amend their bylaws to exclude the Redevelopment Authority member from serving as the Citizens Committee Chairperson in order to address the initial concern that a City Supervisor can have too much influence over the Citizens Committee.

2. The requirement to have a property owner OR business operator serve the two positions for each Redevelopment Area representative is intended to broaden the pool of potential applicants, rather than stating that the membership must include one property owner AND one business owner. The Redevelopment Authority may appoint business or property owners as they feel is appropriate based upon the applicants' qualifications and the needs of the Citizens Committee at a given time.
3. Currently, RACC includes a member that must not have any financial interest in the Redevelopment District. The current Citizens Committee members believe that while someone who does not have a specific financial interest in the District may very well benefit the Committee, it should not preclude the Redevelopment Authority from appointing members that may have such an interest in the District. The proposed Resolution allows Carson City residents to apply for and sit on the Committee while allowing the Redevelopment Authority the flexibility to select appropriate individuals based upon qualifications and the needs of the Committee.
4. It should be noted that the proposed Citizens Committee membership does not include a member specifically appointed by and representing the Chamber of Commerce. The Citizens Committee noted that many of the businesses and property owners on the Citizens Committee are already members of the Chamber of Commerce. The intent is not to exclude members of the Chamber of Commerce from sitting on the Citizens Committee; in fact, Chamber of Commerce members would be encouraged to continue to apply for positions on the Committee. The proposed Resolution is merely intended to give the Redevelopment Authority more flexibility in appointing Citizens Committee members.

The proposed Resolution, at RACC's recommendation, includes term limit provisions. RACC members are appointed for three-year terms, with appointments made on a staggered-year basis similar to other advisory committees. It is recommended by RACC to limit membership to one three-year term, after which the member may not serve on the Citizens Committee for one year before being eligible for reappointment. An exception to this is made if the position remains unfilled for 60 days after the term expires for lack of qualified applicants applying for the position. The term limits would begin upon adoption of the Resolution, allowing some existing RACC members to apply to serve on the new Committee to provide some continuity in continued membership.

There was some discussion at the RACC meeting regarding this proposed term limit. The intent is to allow the Citizens Committee membership to rotate, giving other property owners, business owners and community members an opportunity to serve. Since the Citizens Committee meeting at which they made the recommendation, a Committee member has suggested to staff that perhaps a two-term limit would be more appropriate, particularly for a three-year term appointment. Arguments for allowing members to serve more than one term includes continuity in membership, the ability to keep members that are widely supported, and the ability to keep the institutional knowledge within the Committee. The Redevelopment Authority and Board of Supervisors may wish to consider this issue, in particular, before adopting the Resolution.

Additionally, the proposed Resolution affirms the current suspension of the Redevelopment incentive program for small, private redevelopment projects, which was enacted by Resolution 2010-RAR-3 in July, 2010. Inclusion of this in this Resolution is primarily an administrative issue for clarity, since the prior resolution (2003-RAR-2 and 2003-R-37) establishing RACC membership and duties lists various incentive programs that have since been suspended by Resolution 2010-RAR-3. These prior resolutions are attached for reference.

The existing Citizens Committee was established prior to the creation of Redevelopment Area #2. When Area #2 was created, its primary purpose was to keep the auto dealers in Carson City, and other incentives similar to Redevelopment Area #1 were not (and still are not) part of the Redevelopment Area #2 Plan. It is anticipated that new goals will be established for Redevelopment Area # 2 and a Citizens Committee consisting of members of both Redevelopment Areas would participate in making recommendations regarding those goals.

If you have any questions regarding this item, please contact Lee Plemel at 283-7075 or lplemel@carson.org.

RESOLUTION NO. 2010-RA-R-3

A RESOLUTION SUSPENDING INDEFINITELY THE CARSON CITY REDEVELOPMENT INCENTIVE PROGRAM FOR SMALL, PRIVATE REDEVELOPMENT PROJECTS

WHEREAS, the Carson City Redevelopment Authority's mission is to implement redevelopment policies that result in broad benefits for residents and businesses alike by making sensible investments in public infrastructure, public facilities, and business resource programs that spur long-term, sustainable economic development; and

WHEREAS, market forces are the dominant drivers of our economy, with the understanding that opportunities flow through private markets; and

WHEREAS, Carson City redevelopment efforts must be cost-effective and efficient programs and projects focused on broad-based economic vitality strategies that sustain our business community and create new employment opportunities; and

WHEREAS, redevelopment funds public infrastructure and public institutional development such as streetscape improvements, communication networks, environmental improvements, public recreation facilities, cultural amenities and activities and public gathering places; and

WHEREAS, redevelopment funds business support programs that provide services such as business workshops to sharpen business skills, research services, technical assistance referrals, business counseling, and coordination with the community's local business assistance partners; and

WHEREAS, business support services also include assistance with compliance with mandated health and safety regulations and procedures, low cost access to community information and demographics, consumer expenditure data, traffic counts, leakage studies, information on barriers to access, industry trend and profile information, website diagnostics, marketing assistance, networking among lenders, investors, entrepreneurs and businesses; and

WHEREAS, redevelopment programs must continue to have a long-term sustainable impact on the community's overall quality of life by boosting each program's productivity and providing a streamlined, business friendly regulatory environment; and

WHEREAS, Carson City recognizes that small, business-specific financial subsidies are administratively inefficient.

NOW, THEREFORE, the Carson City Redevelopment Authority does hereby RESOLVE to suspend indefinitely the Redevelopment Incentive Program that provides individual grants for small, private redevelopment projects.

Upon motion by Vice Chairperson Shelly Aldean, seconded by Member Robert Crowell, the foregoing resolution was adopted this 15th day of July, 2010 by the following vote:

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


NAYES: None.

ABSENT: None.

ABSTAIN: None.


ROBIN WILLIAMSON, Chair

ATTEST:

for. 
ALAN GLOVER, Clerk-Recorder

RESOLUTION NO. 2003-RAR-2 and 2003-R-37

A RESOLUTION AMENDING THE 1999 RESOLUTION RE-ESTABLISHING
THE CARSON CITY REDEVELOPMENT DISTRICT INCENTIVES PROGRAM
AND
THE REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

WHEREAS, the Carson City Board of Supervisors and Redevelopment Authority have determined an incentive program to be an integral part in the downtown Redevelopment effort; and

WHEREAS, the Redevelopment Incentives Program has proven effective in providing a combination of incentives around each individual project depending upon the needs of the project and the public benefit derived from the project; and

WHEREAS, the Incentives Program is designed for a public-private partnership in which the public and private sectors each carry their weight to reinvest in our downtown area; and

WHEREAS, this program is designed to provide flexibility to accommodate changing market demands, dependent upon funding availability; and

WHEREAS, this program is designed to stimulate economic development primarily in the downtown core area but which may be extended throughout the Redevelopment District on a case by case basis.

NOW THEREFORE, the Carson City Board of Supervisors and Redevelopment Authority do hereby RESOLVE to amend a Citizens Committee to review requests for incentives and recommend incentive packages and other matters to the Redevelopment Authority which holds final approving authority on the project/incentives package.

The Citizens Committee shall be comprised of no more than nine members. Membership must include: the Redevelopment Authority Chairman, a business operator from the district, a property owner from the district, a Chamber of Commerce Board Member, and a citizen at large. The remaining four members must be widely skilled in one of the following professional categories: architecture, urban planning, engineering, construction management, general contracting, historic preservation, residential & commercial development, real estate transactions, brokerage & property management, retail, entertainment & cinema, tourism & economic development, business ownership, startup & management, transit, cultural facilities, housing, economics and finance, education, technology, marketing, law. This Committee would be subject to the Open Meeting Law.

The Board of Supervisors and Redevelopment Authority further RESOLVE to implement the following Redevelopment Incentives:

1. Graduated Property Taxes: To provide property tax relief by a phase-in reimbursement of the incremental increase in taxes triggered by the development. The property owner shall pay all the taxes when due, then request reimbursement from the Redevelopment Authority. The reimbursement will be for the incremental increase in taxes only during

the following phase-in: 80% reimbursement of the incremental taxes the first year, 60% reimbursement the second year, 40% the third year, 20% the fourth year. No reimbursement shall be made after the 4th year.

2. Grant Program: The Redevelopment Authority shall provide grants up to 20% of the total project costs, not to exceed \$100,000 per project, including: usual and normal costs associated with adaptive reuse of qualifying buildings, not limited to: seismic retrofit, engineering, architecture, building rehabilitation and renovation, new roofs, insulation, electrical, floors, ceilings, HVAC, replastering, painting, lighting, stairwells, sprinklers, and other changes to bring the building up to current fire and safety codes and its highest and best use, Construction of new projects, Reuse of existing land or buildings for multi use developments, including mixed use, residential and commercial applications and/or public plazas.

To qualify, applicants shall apply and meet criteria such as: the project conforms to the downtown design guidelines, it enhances the historic character of the area and is financially feasible.

If the property is sold within six years after a grant is given, the property owner shall repay a portion of the grant. If the property is sold within the first two years, 100% would be repayable; if sold within the third year, 80% is repayable; if sold within the fourth year, 60% is repayable; if sold within the fifth year, 40% is repayable; if sold within the sixth year, 20% is repayable.

3. Community Reinvestment: The City shall work earnestly with the local banking institutions to provide low-cost loans to the Redevelopment District.
4. Business Recruitment: The City shall make every effort to aid property owners, and the Chamber of Commerce in recruiting businesses based upon sound marketing retail analysis.
5. Development Fee Waivers/Deferrals: The City shall not waive any development fees including special use permits, parcel maps, lot line adjustments, street abandonments, water and sewer connection fees, plan check, or building permit fees. However, Redevelopment may pay for these fees or a portion thereof through the grant incentives program, based on the qualifying criteria and availability of funding.
6. Water and Sewer connection fee deferrals are provided under the current ordinance. Staff may also provide assistance for the initial water usage calculation.
7. Redevelopment Maintaining Public Improvements: Depending on available resources, the Redevelopment Authority shall provide support for the usual and customary maintenance of City-infrastructure in the Redevelopment District.
8. Street Closures and Abandonments: The City may review the option of street closures and abandonments for business expansion or development on a case by case basis. However, there must be a clear public benefit defined before any street closures and abandonments are approved through the statutory process. The developer shall pay for any street abandonments, if required by law. The City may waive the cost of street closure

depending upon the public benefit derived. Any payment for street abandonments will be reverted to the Redevelopment Incentives Program budget account.

9. Project Review: The City shall provide project review to the applicant which would efficiently determine the overall regulatory and financial impacts for the developer.

10. Other Incentives: The City may provide additional technically and fiscally sound incentives to include but not limited to: business improvement districts, business incubators, and direct leveraging of private and financial resources such as below market rate loan pools, loan pay downs or payoffs with CDBG funds, federal and state funding programs, tax increment financing, and loan repayment schedules that result in the return of funds for reuse in other redevelopment activities.

ADOPTED Resolution No. 2003-RAR-2 this 2nd day of October, 2003.

AYES: Redevelopment Authority Members

Ray Masayko

Shelly Aldean

Pete Livermore

Richard S. Staub

Robin Williamson, Chairperson

NAYES: Members

None

ABSENT: Members

None

Robin Williamson
ROBIN WILLIAMSON, Chair

ATTEST:

Alan Glover, Clerk-Recorder
ALAN GLOVER, Clerk-Recorder
OFFICE OF THE CLERK'S & RECORDERS
CITY OF CARSON
OF NEVADA

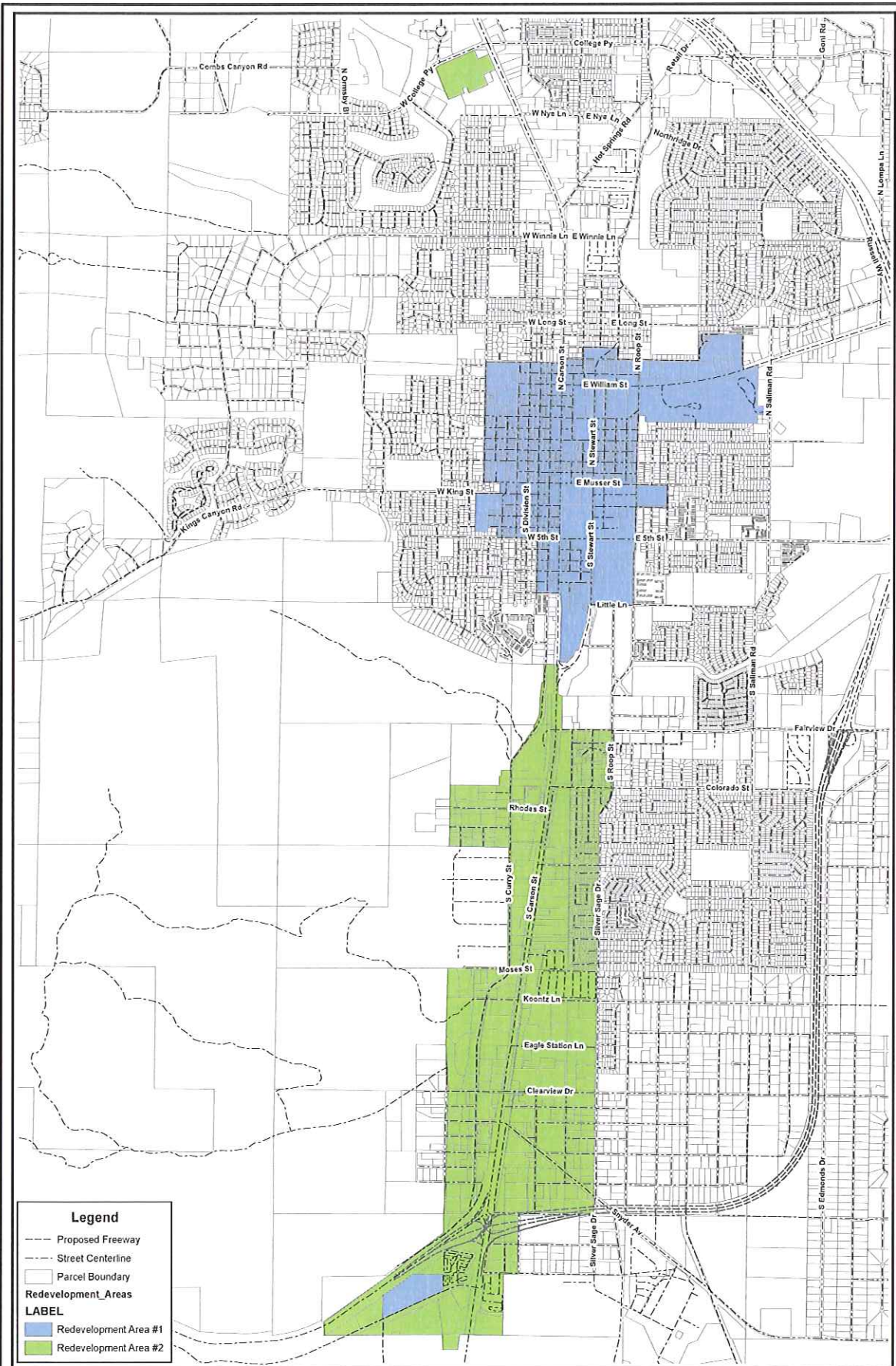
ADOPTED Resolution No. 2003-R-37 this 2nd day of October, 2003.

AYES: Supervisors

Robin Williamson

Shelly Aldean

Pete Livermore



Carson City
 GIS Division
 3505 Butti Way
 Carson City, NV 89701
 (775) 887-2355 ex.1013

CARSON CITY, NEVADA
 THIS MAP IS PREPARED FOR THE CITY OF CARSON CITY
 FOR ALL OTHER PURPOSES ONLY. IT DOES NOT
 REPRESENT A SURVEY. ACCURACY IS ASSURED AS
 TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
 DELAWARE, NEVADA

Redevelopment Areas Carson City, Nevada

N



1 Inch = 2,000 Feet

