

**Carson City
Agenda Report**

Date Submitted: January 10, 2012

Agenda Date Requested: January 19, 2012

Time Requested: 45 minutes

To: Mayor and Supervisors

From: Larry Werner, City Manager

Subject Title: For possible action: To appoint four members to the Carson City Redevelopment Authority Citizens Committee: one to the "Business Operator" or "Property Owner" from Redevelopment Area 1 position to fill a one-year term expiring January 2013; one to the "Business Operator" or "Property Owner" from Redevelopment Area 1 position to fill a two-year term expiring January 2014; one to the "Citizen-at-Large" position to fill a two-year term expiring January 2014; and one to the "Citizen-at-Large" position to fill a three-year term expiring January 2015.

Staff Summary: Carson City Resolution No. 2011-RA-R-2 and 2011-R-41 re-establishes the Carson City 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 business operators or property owners from Redevelopment Area 1.

3) Two members who must be business operators or property owners from Redevelopment Area 2.

4) Two citizens-at-large appointed by the Redevelopment Authority who may or may not have property or business interests 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.

There are four openings due to expired terms. Dan Neverett and Georgette (Gigi) Valenti have requested reappointment. Lorraine Bagwell and Jed Block have applied for appointment.

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 appoint _____ to the Redevelopment Authority Citizens Committee to fill the position of "Business Operator" or "Property Owner" from Redevelopment Area 1 to fill a one-year term expiring January 2013; I move to appoint _____ to fill the position of "Business Operator" or "Property Owner" from Redevelopment Area 1 to fill a two-year term expiring January 2014; I move to appoint _____ to fill the position of "Citizen-at-Large" to fill a two-year term expiring January 2014; and I move to appoint _____ to fill the position of "Citizen-at-Large" for a three-year term expiring January 2015.

Explanation for Recommended Board Action: There are four vacancies on the Redevelopment Authority Citizens Committee due to the expiration of terms: two vacancies in the "Business Operator" or "Property Owner" from Redevelopment Area 1 category and two vacancies in the "Citizen-at-Large" category. There are four applicants for these positions. Applicants are as follows:

- Lorraine Bagwell *Qualifies for either open position*
- Jed Block *Qualifies for either open position*
- Daniel Neverett *Qualifies for the "Citizen-at-Large" position* (reappointment request)
- Gigi Valenti *Qualifies for either open position* (reappointment request)

Staff is recommending staggered term expirations in order to comply with Resolution No. 2011-RA-R-3 and 2011-R-41 (see page 2).

Applicable Statute, Code, Policy, Rule or Regulation: Resolution No. 2011-RA-R-3 and 2011-R-41

Fiscal Impact: None

Explanation of Impact: n/a

Funding Source: n/a

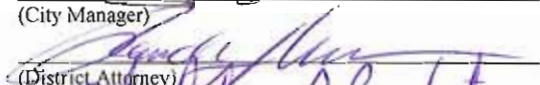
Alternatives: Re-open the position announcement for additional applicants

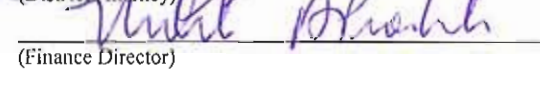
Supporting Material: Recruitment Announcement, Current Roster, Applications, Reappointment Requests, Resolution No. 2011-RA-R-3 and 2011-R-4, Redevelopment Area Map

Prepared By: Laura A. Banks, Executive Offices

Reviewed By:



(City Manager)


(District Attorney)


(Finance Director)

Date: 1/10/12

Date: 1/10/12

Date: 1/10/12

Board Action Taken:

Motion: _____

1) _____

Aye/Nay

2) _____

(Vote Recorded By)



REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

The Carson City Board of Supervisors is seeking applications from persons interested in serving on the Redevelopment Authority Citizens Committee. There are **six (6)** openings in the following categories, **two (2)** in each category:

- “Business Operator” or “Property Owner” from Redevelopment Area 1
- “Business Operator” or “Property Owner” from Redevelopment Area 2
- “Citizen-at-Large” 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.

For the “Business Operator” or “Property Owner” from Redevelopment Area 1, positions shall expire January 2013 and January 2014. For the “Business Operator” or “Property Owner” from Redevelopment Area 2, positions shall expire January 2014 and January 2015. For the “Citizen-at-Large,” positions shall expire January 2014 and January 2015.

The Committee’s primary purpose is to make recommendations to the Redevelopment Authority on Redevelopment Area Plans, incentive programs, special event funding, and other matters pertaining to the Redevelopment District. Applicants should be aware that a minimum commitment of up to ten hours a month is expected. All members will serve without compensation.

Volunteer applications may be obtained from and returned to the Carson City Executive Offices. Applicants must be Carson City residents and registered voters to qualify. *Let it be known that all applications submitted to this office will be considered public information.*

Applications will be accepted until January 3, 2012. Thank you for your interest in assisting Carson City.

CARSON CITY EXECUTIVE OFFICES
201 N. Carson Street #2
Carson City, Nevada 89701
(775) 887-2100 FAX 887-2286
E-Mail: lbanks@carson.org
Web Page: <http://www.carson.org>
AN EQUAL OPPORTUNITY EMPLOYER

REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

<u>MEMBER</u>	<u>APPOINTMENT</u>	<u>TERM EXPIRES</u>
Shelly Aldean (Chair) Supervisor Ward 2 201 N. Carson St. Ste. 2 885-8282 (w) 887-1355 (h) 721-0794 (c) 885-9764 (f) shelly@tristatecommercial.com	Initial Appt. 01/11	
<u>Citizen at Large Members</u>		
Dan Neverett 2556 Simons Ct. Carson City, NV 89703 445-3271 (w) 883-8149 (h) neveretd@wnc.edu	Initial Appt. 01/06	01/2008
Gary Cain 412 N. Curry St. Carson City, NV 89703 885-7643 (w) 885-7593 (h) Garycain1961@yahoo.com	Initial Appt. 01/06	01/2009
Michael Cowan 1734 Sonoma St. Carson City, NV 89701 833-8111 (w) 882-5660 (h) 720-9004 (c) mcnevada@yahoo.com	Initial Appt. 01/04	01/2007
<u>Business Operator</u>		
Stan Jones (Vice-Chair) PO Box 2471 Carson City, NV 89702 883-6233 (w) 883-7964 (h) 342-8372 (c) thepurpleavocado@sbcglobal.net	Initial Appt. 01/04 Reappt. 01/06	01/2009
<u>Property Owner</u>		
Gigi Valenti 711 W. Washington St. Carson City, NV 89703 885-7814 (w) 885-7814 (h) gigivalenti@charter.net	Initial Appt. 01/04 Reappt. 01/06	01/2009

Continued next page...

Chamber of Commerce ***Position dissolved through Resolution No. 2011-RA-R3 and 2011-R-41 12/11*

Jed Block

Initial Appt. 01/05

01/2008

State Agent & Transfer Syndicate

112 N. Curry St. #100

Carson City, NV 89703

882-1013 (w)

jed@nevadacorpfilings.com

AUTHORITY: ~~RACC started as a 3-year pilot program in April of 1993. Resolution No. 2003-RAR-2 and 2003-R-37, adopted October 2, 2003, details the composition of the committee as follows: nine (9) members including 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 (4) members must be widely skilled in one of the following professional categories: architecture, urban planning, engineering, construction management, general contracting, historic preservation, residential and commercial development, real estate transactions, brokerage and property management, retail, entertainment and cinema, tourism and economic development, business ownership, startup and management, transit, cultural facilities, housing, economics and finance, education, technology, marketing, law.~~

***Revised below per Resolution No. 2011-RA-R3 and 2011-R-41, approved by the BOS 12/01/2011*

Resolution No. 2011-RA-R-3 and 2011-R-41 re-establishes the Carson City 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 business operators or property owners from Redevelopment Area 1, 3) Two members who must be business operators or property owners from Redevelopment Area 2, 4) Two citizens-at-large appointed by the Redevelopment Authority who may or may not have property or business interests 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.

MEETINGS: First Monday of each month

PURPOSE: To review and recommend requests for funding of the Redevelopment Incentives Program

Liaison: Lee Plemel, Planning Division 283-7075 lplemel@carson.org

Attorney Assignment: Moreen Scully 283-7571 mscully@carson.org

- END DATA -

INTERNAL USE ONLY - NOT FOR DISTRIBUTION

Citizen-At-Large
or
Business Operator, Redev. Area 1

RECEIVED

Carson City Application for Appointive/Volunteer Position **DEC 29 2011**

Please print or type

CARSON CITY
EXECUTIVE OFFICES

Title of Board or Commission: Redevelopment Authority Citizens Committee

Title of Position: Redevelopment Business Operator for Citizen at Large

Name: Bagwell Lorraine (Lori) H.

Address: 3662 Jarrard Ct Carson City NV 89701
Street City State Zip

Occupation/Business: Charley's Grilled Subs 1304 S. Stewart St.

Telephone: Work- 864-1911 Home- 883-9323 Cell- 220-3646 E-mail- loribagwell@charleys.net

How long have you lived in Carson City: 43 yrs Are you an active Carson City Registered Voter: yes

NOTE: ONLY COMPLETE IF A DEGREE IS REQUIRED FOR THIS POSITION

College, professional, vocational or other schools attended	Major Subject	Degree Conferred

1. Briefly Describe the Qualifications You Possess Which You Feel Would Be An Asset to this Board/Commission/Committee.

I have worked in govt for approximately 30 years. I wrote legislation and testified before governmental bodies numerous times. I

specifically worked on the enabling legislation for the establishment of redevelopment authorities while working for NACO. I have worked on numerous construction projects over the years.

2. List the Community Organizations in Which You Have Participated and Describe Participation.

F.I.S.H. - Board of Directors, Treasurer

Daughters of the American Revolution - I have been

a member for 14 years and held several offices. I organized the Carson City Chapter - Battle Born.

Chamber of Commerce - Board of Directors

3. List Your Affiliation With Professional or Technical Societies. (if required for the Position)

N/A

4. Do You Anticipate Any Potential Conflicts of Interest? NO If Yes Please Explain.

Business in Carson City Service Area: B.A. I

Length of time in Business: 3 YEARS

Personal/Professional References:

Name

Address

Telephone #

Stan Jones 904 N. Curry St, CC NV 89703 775.342.8372

I have sufficient time to devote to this community and plan to attend the required meetings if I am appointed to fill this or a future vacancy. I understand that if I am appointed to a Board/Commission or Committee where a disclosure of Assets Statement is required by State Law or Council Policy I shall do so, and that I may not assume office until 10 days after statement is filed. I hereby declare that all statements given by me on this form are truthful and complete to the best of my knowledge.

Donna H Bagwell
Signature of Applicant

12/23/11
Date

You May Attach More Information

All Applications are Public Information

Applications not acted upon will expire after two years from date submitted unless renewed by applicant.

Mail directly to Carson City Executive Offices

Carson City Executive Offices, 201 N. Carson Street #2, Carson City NV 89701
Phone (775)887-2100 Fax (775) 887-2286

(Redev. Area 1)
Business operator
and/or property owner

or Citizen-at-large

RECEIVED

Carson City Application for Appointive/Volunteer Position

DEC 29 2011

CARSON CITY
EXECUTIVE OFFICES

Please print or type

Title of Board or Commission: Redevelopment Authority Citizens Committee

Title of Position: _____

Name: Block Jed E.

Address: 112 North Curry St Carson City NV 89703
Street City State Zip

Occupation/Business: Registered Agent / State Agent & Transfer Syndicate, Inc.

Telephone: Work- 882-1013 Home- _____ Cell- 720-7313 E-mail- Jed@StateAgent.com

How long have you lived in Carson City: 47 yrs Are you an active Carson City Registered Voter: yes

NOTE: ONLY COMPLETE IF A DEGREE IS REQUIRED FOR THIS POSITION

College, professional, vocational or other schools attended	Major Subject	Degree Conferred
<u>University of the Pacific</u>	<u>Liberal Studies</u>	<u>BA - Communication</u>

1. Briefly Describe the Qualifications You Possess Which You Feel Would Be An Asset to this Board/Commission/Committee.

2003-2005 Corridor Redevelopment work group facilitated by
Charlie Longo. I have a willingness & Desire to continue
my participation on the RACC

2. List the Community Organizations in Which You Have Participated and Describe Participation.

RACC - Chamber position for last 6 years
VP - Brewery Arts, Historic Resources Commission.

3. List Your Affiliation With Professional or Technical Societies. (if required for the Position)

4. Do You Anticipate Any Potential Conflicts of Interest? No If Yes Please Explain.

Business in Carson City Service Area: State Agent & Transfer Syndicate, Inc.

Length of time in Business: 108 years

Personal/Professional References:

Name	Address	Telephone #
<u>Sam Cook</u>	<u>712 Thompson St. CC NV</u>	<u>882-1013</u>
<u>Robert Stewart</u>	<u>160 Overland St CC NV</u>	<u>882-4857</u>

I have sufficient time to devote to this community and plan to attend the required meetings if I am appointed to fill this or a future vacancy. I understand that if I am appointed to a Board/Commission or Committee where a disclosure of Assets Statement is required by State Law or Council Policy I shall do so, and that I may not assume office until 10 days after statement is filed. I hereby declare that all statements given by me on this form are truthful and complete to the best of my knowledge.

Jed Block

Signature of Applicant

12/20/11

Date

You May Attach More Information

All Applications are Public Information

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Mail directly to Carson City Executive Offices

Carson City Executive Offices, 201 N. Carson Street #2, Carson City NV 89701

Phone (775)887-2100 Fax (775) 887-2286

Laura Banks - Redevelopment Authority Citizens Advisory Committee

From: <neveretd@wnc.edu>
To: Laura Banks <LBanks@carson.org>
Date: 12/8/2011 2:52 PM
Subject: Redevelopment Authority Citizens Advisory Committee
CC: Lee Plemel <LPlemel@carson.org>

physical:
2556 Simons Ct.
CC, NV 89703

Laura (and Lee) thanks for the notes regarding the reconstituted Redevelopment Authority Citizens Advisory Committee.

I am interested in continuing to serve Carson City as an at-large member of this group, but I also recognize that there are a number of other individuals who have a much greater interest in, and background related to the work of the group.

Please include me in the 'interested' group and I request reappointment if the Board of Supervisors deems it appropriate. If you need anything else from me, please let me know.

Daniel J. Neverett
Vice President of Finance and Administrative Services
Western Nevada College
2201 West College Parkway
Carson City, NV 89703
(P) 775.445.4231 • (F) 775.445.4218

Visit us on the web at <http://www.wnc.edu>



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Citizen-at-large
or
Business Operator / Property
Owner RDA 1

709 W. Washington St.
711 W. Washington St.
200 W. John Street
CC, NV 89703

Georgette C. Valenti, CPA, CMA, MBA, MPA
Certified Public Accountant
Certified Management Accountant

Carson City, NV 89703

(775) 882-7778 of
* (775) 885-7814 hp
gigivalenti@charter.net

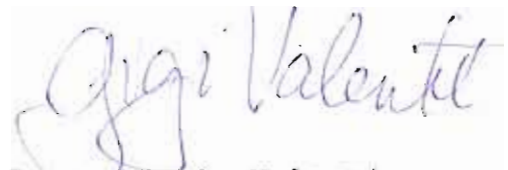
To Carson City Redevelopment Authority

Dear Members of the Carson City Redevelopment Authority,

It has been an honor and a privilege to serve on the Carson City Redevelopment Authority's Citizen Committee for the past several years. I feel that the work done on this committee has been very important and instrumental, especially in determining the direction of the future of Carson City. Although my term is coming to an end, I believe that there is much more work to be done since this committee is in the midst of important planning processes regarding the future of the Downtown area. I would like to be considered for an additional term as I believe I have much more beneficial input to offer and also that my continuation on this Committee would add additional continuity to what we have worked so hard to achieve.

Thank you again for allowing me to serve my community and I hope that I am allowed to continue in this capacity.

Respectfully yours,


Georgette C. Valenti

RECEIVED
JAN 03 2012
CARSON CITY
EXECUTIVE OFFICES

RESOLUTION NO. 2011-RA-R-3 and 2011-R-41

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 business operators or property owners from Redevelopment Area 1.
- 3) Two members who must be business operators or property owners from Redevelopment Area 2.
- 4) Two citizens-at-large appointed by the Redevelopment Authority who may or may not have property or business interests 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 two full three-year terms 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 projects as adopted in Resolution 2010-RAR-3.

ADOPTED Resolution No. 2011-RA-R-3 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-41 this 1st day of December, 2011.

AYES:

Supervisors:

NAYS:

ABSENT:

Robert Crowell

Mayor, Carson City

ATTEST

Alan Glover, Clerk

Carson City, Nevada

