

CARSON CITY REDEVELOPMENT AUTHORITY

Minutes of the February 21, 2013 Meeting

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A regular meeting of the Carson City Redevelopment Authority was scheduled to take place during the Board of Supervisors meeting on Thursday, February 21, 2013 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Karen Abowd
Vice Chairperson Brad Bonkowski
Member Robert Crowell
Member John McKenna
Member Jim Shirk

STAFF: Alan Glover, Clerk - Recorder
Stacey Giomi, Fire Chief / Acting City Manager
Neil Rombardo, District Attorney
Kathleen King, Deputy Clerk / Recording Secretary

NOTE: A recording of these proceedings, the Redevelopment Authority's agenda materials, and any written comments or documentation provided to the Clerk during the meeting are part of the public record. These materials are available for review, in the Clerk's Office, during regular business hours.

14. CALL TO ORDER AND ROLL CALL (8:41:59) - Chairperson Abowd called the meeting to order at 8:41 a.m., noting the presence of a quorum.

15. FINANCE DEPARTMENT - POSSIBLE ACTION TO ADOPT A RESOLUTION AUTHORIZING A FIRST AMENDMENT TO PURCHASE AGREEMENT, BETWEEN THE AUTHORITY AND FIRESIDE INVESTMENTS, LLC, AND AN ASSIGNMENT AND ASSUMPTION AGREEMENT, BETWEEN THE AUTHORITY AND CARSON CITY, NEVADA (8:42:23) - Chairperson Abowd introduced this item, and entertained Redevelopment Authority member discussion. In response to a question, Mr. Providenti explained the mechanism of the resolution. He reviewed the agenda materials, including late material which was provided to the Redevelopment Authority members and staff prior to the start of the meeting. He responded to questions of clarification relative to the bond ordinance and escrow time tables.

Chairperson Abowd entertained additional Redevelopment Authority member questions or comments and, when none were forthcoming, public comments. When no public comments were forthcoming, she entertained a motion. **Member McKenna moved to adopt Resolution No. 2013-RA-R-2, a resolution authorizing a First Amendment to Purchase Agreement, between the Redevelopment Authority and Fireside Investments, LLC, and an Assignment and Assumption Agreement, between the Redevelopment Authority and Carson City, Nevada. Member Crowell seconded the motion.** Chairperson Abowd entertained discussion of the Redevelopment Authority members and public comment. When none was forthcoming, she called for a vote on the pending motion. **Motion carried 5-0.**

16. CITY MANAGER - POSSIBLE ACTION TO APPOINT A MEMBER TO THE REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE (11:24:54) - Chairperson Abowd introduced and provided background information on this item. **Member Crowell moved to appoint Vice Chairperson Bonkowski. Member McKenna seconded the motion.** Chairperson Abowd entertained

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Redevelopment Authority member discussion and public comment. When none was forthcoming, she called for a vote on the pending motion. **Motion carried 5-0.**

17. PUBLIC WORKS DEPARTMENT, PLANNING DIVISION - POSSIBLE ACTION TO AUTHORIZE THE REDEVELOPMENT AUTHORITY CHAIRPERSON TO SIGN A WAIVER OF THE PROVISIONS OF SECTION 6 OF AN AGREEMENT, BETWEEN THE CARSON CITY REDEVELOPMENT AUTHORITY AND 302 NORTH CARSON, LLC, RECORDED ON AUGUST 13, 2008, DOCUMENT NO. 381855, ALLOWING THE TRANSFER OF OWNERSHIP OF THE PROPERTY LOCATED AT 302 NORTH CARSON STREET TO ADAMS 302 N. CARSON, LLC, WHICH IS THEN OWNED BY THE HOP & MAE ADAMS FOUNDATION, WITHOUT REPAYMENT OF A PORTION OF THE GRANT FUNDS PURSUANT TO THE PROVISIONS OF THE AGREEMENT (11:25:49) - Chairperson Abowd introduced this item, and disclosed that The Greenhouse Project has received donations from the Hop and Mae Adams Foundation. Having not personally benefitted from said donations, she advised that she would participate in discussion and action on this item. She entertained Redevelopment Authority member discussion. Mr. Rombardo acknowledged that the rights and obligations of the agreement will be transferred to the grantee. "Given the fact that it's only a year and a half until this agreement is over and everything is done, ... [Chief Deputy District Attorney Randal Munn] thought this was sufficient."

(11:28:04) At Chairperson Abowd's request, Steve Neighbors, representing the Hop and Mae Adams Foundation, stepped to the podium. In reference to the January 10, 2013 letter included in the agenda materials, Mr. Neighbors acknowledged the understanding and a willingness to accept all the rights and obligations of the transfer. He further acknowledged that, although the Hop and Mae Adams Foundation is a non-profit corporation, property taxes will be paid on the property due to the fact that the business occupying the building will be for-profit. He responded to further questions of clarification. He acknowledged that the Hop and Mae Adams Foundation will pay real property taxes on the property and, if at some point in the future, a waiver is desired, a request will be presented to the Board of Supervisors. He further acknowledged that responsibility for the property taxes will be passed on to the tenant.

In response to a question, Mr. Plemel advised of having spoken with Assessor Dave Dawley, who informed him that as long as a for-profit business occupies the building, the property is subject to real property tax. Mr. Plemel acknowledged that the grant funding was previously expended for improvements to the building in 2008.

Chairperson Abowd entertained additional Redevelopment Authority or public comments and, when none were forthcoming, a motion. **Member McKenna moved to authorize the Redevelopment Authority Chairperson to sign a waiver of the provisions of Section 6 of an agreement, between Carson City Redevelopment Authority and 302 N Carson, LLC, recorded on August 13, 2008, Document No. 381855, allowing the transfer of ownership of the property, located at 302 North Carson Street, Carson City, to Adams 302 N. Carson, LLC, which is then owned by the Hop and Mae Adams Foundation, without repayment of a portion of the grant funds, pursuant to the provisions of this agreement. Vice Chairperson Bonkowski seconded the motion. Motion carried 5-0.**

18. PUBLIC COMMENT (11:38:01) - Chairperson Abowd entertained public comment; however, none was forthcoming.

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19. ACTION TO ADJOURN (11:38:07) - Member McKenna moved to adjourn the meeting at 11:38 a.m. Vice Chairperson Bonkowski seconded the motion. Motion carried 5-0.

The Minutes of the February 21, 2013 Carson City Redevelopment Authority meeting are so approved this _____ day of May, 2013.

KAREN ABOWD, Chair

ATTEST:

ALAN GLOVER, Clerk - Recorder