

**Carson City  
Agenda Report**

**Date Submitted:** December 23, 2013

**Agenda Date Requested:** January 2, 2014

**Time Requested:** 5 Minutes

**To:** Redevelopment Authority

**From:** Marena Works, Interim City Manager

**Subject Title:** For Possible Action: To appoint a member of the Redevelopment Authority to the Redevelopment Authority Citizens Committee (RACC).

Staff Summary: Resolution No. 2011-RA-R-3 and 2011-R-41 state the Committee shall be comprised of seven members, including a member of the Redevelopment Authority as appointed by the Authority.

**Type of Action Requested:** (check one)

Resolution

Ordinance

Formal Action/Motion

Other (Specify)

**Does this action require a Business Impact Statement:** ( ) Yes (X) No

**Recommended Board Action:** I move to appoint \_\_\_\_\_ to the Redevelopment Authority Citizens Committee for a \_\_\_\_\_ year term expiring \_\_\_\_\_.

**Explanation for Recommended Board Action:** See staff summary.

**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:** N/A

**Supporting Material:** Resolution No. 2011-RA-R-3 and 2011-R-41.

**Prepared By:** Janet Busse, Office Supervisor

Reviewed By: Robert S. Ilerici A/cm  
(City Manager)

Date: 12/23/13

[Signature]  
(District Attorney)

Date: 12/23/13

[Signature]  
(Finance Director)

Date: 12/23/13

**Board Action Taken:**

Motion: \_\_\_\_\_

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

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Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Bonkowski moved to adopt Resolution No. 2013-R-12, a resolution authorizing an assignment and assumption agreement, between the City and the Carson City Redevelopment Authority; and related matters. Supervisor Abowd seconded the motion. Motion carried 5-0.**

**13. RECESS BOARD OF SUPERVISORS (8:41:32)** - Mayor Crowell recessed the Board of Supervisors and passed the gavel to Redevelopment Authority Chairperson Karen Abowd.

**REDEVELOPMENT AUTHORITY**

**14. CALL TO ORDER AND ROLL CALL (8:41:59)** - Chairperson Abowd called the Redevelopment Authority 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 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**

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.


Upon motion by Member Robert Crowell, seconded by Vice Chairperson Karen Abowd, the foregoing Resolution was passed and adopted this 1<sup>st</sup> day of December, 2011, by the following vote:

AYES:           Member Robert Crowell  
                  Vice Chairperson Karen Abowd  
                  Member John McKenna  
                  Member Molly Walt  
                  Chairperson Shelly Aldean


NAYS:           None

ABSENT:       None

ABSTAIN:       None

  
\_\_\_\_\_  
Shelly Aldean, Chair  
Redevelopment Authority

ATTEST

  
\_\_\_\_\_  
Alan Glover, Clerk - Recorder  
Carson City, Nevada

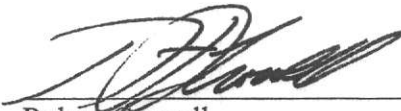
Upon motion by Supervisor Karen Abowd, seconded by Supervisor Shelly Aldean, the foregoing Resolution was passed and adopted this 1<sup>st</sup> day of December, 2011, by the following vote:

AYES: Supervisor Karen Abowd  
Supervisor Shelly Aldean  
Supervisor John McKenna  
Supervisor Molly Walt  
Mayor Robert Crowell

NAYS: None

ABSENT: None


ABSTAIN: None



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Robert Crowell  
Mayor, Carson City

ATTEST



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Alan Glover, Clerk - Recorder  
Carson City, Nevada