

CARSON CITY REDEVELOPMENT AUTHORITY
Minutes of the April 7, 2016 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, April 7, 2016 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Karen Abowd
Vice Chairperson Jim Shirk
Member Lori Bagwell
Member Brad Bonkowski
Member Robert Crowell

STAFF: Nick Marano, City Manager
Sue Merriwether, Clerk - Recorder
Adriana Fralick, Chief Deputy District Attorney
Cheryl Eggert, Deputy Clerk
Kathleen King, Chief Deputy Clerk

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.

30. CALL TO ORDER AND ROLL CALL (4:39:33) - Chairperson Karen Abowd called the meeting to order at 4:39 p.m., noting the presence of a quorum.

31. PUBLIC COMMENT (4:39:40) - Chairperson Abowd entertained public comment; however, none was forthcoming.

32. POSSIBLE ACTION ON APPROVAL OF MINUTES - January 7, 2016; January 21, 2016; March 3, 2016 (4:39:50) - Chairperson Abowd entertained suggested revisions and, when none were forthcoming, a motion. **Member Bonkowski moved to approve the minutes, as presented. The motion was seconded and carried unanimously.**

33. FINANCE DEPARTMENT - PRESENTATION, DISCUSSION, AND POSSIBLE ACTION TO DIRECT STAFF ON THE PROPOSED CARSON CITY REDEVELOPMENT AUTHORITY FY 2017 TENTATIVE BUDGET (4:40:22) - Chairperson Abowd introduced this item. At Member Bagwell's request, Chairperson Abowd entertained questions prior to the presentation. In response to a question, Assessor Dave Dawley discussed the difference in taxable and base values of properties within the two redevelopment areas and the subsequent effect on the incremental value. Member Bagwell discussed the importance of "really determin[ing] the value of redevelopment. We have 107 properties that are not even at the 1985 level. Are we achieving the goal of redevelopment? Should we have been concentrating our efforts on those 107 properties? ... we're not getting there. ... would it be better to dissolve this and let this money flow back into our general fund and meet our street needs and our Fire Department needs and our [Sheriff's] Department needs?" She suggested discussing, at a future meeting, "the success of redevelopment and is it eliminating blight as it was originally intended."

In response to a question, Mr. Dawley explained that the "actual incremental value went up about \$10 million this year and the reason that it went up was because, for last fiscal year, we added 15 percent economic obsolescence on all commercial, industrial properties. This year, we actually removed that 15 percent so it did increase the actual incremental value ... about \$10 million. However, of the parcels, ...

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there are 623 taxable parcels in ... the downtown; 144 and then 82 in the south redevelopment district. We do anticipate that the values are going to be going up. The problem that we're having is the fact that the only real value that we could increase is land value because land value is based on the market value. We're not seeing a lot of sales of commercial property downtown. And so that's a huge issue for us, especially since there's no vacant properties that are selling. But ... when we try to determine those type of values, we're looking for trends in Carson City to see what's going on. So if the trend indicates that the commercial is going up, then yes, we are going to increase the values.” Mr. Dawley advised that the downtown redevelopment district was formed in 1986 and, in 2000, the Board of Supervisors extended the expiration date to 2031. The south Carson redevelopment district was formed in 2004 and is set to expire in 2034.

Member Bagwell suggested that, as one of the City Manager's goals, “we would have you start putting key indicators in as to when we should be addressing these issues.” She suggested “this one should hit a mark in the next two to three years because, in 2020, we will have paid off debt. And that's when we have some opportunities to make some decisions.” She further suggested that “in 2018, this should come up as a big discussion. The Redevelopment Authority Citizens Committee and other people ... to discuss, again, is this our true priority or would this money be better spent in a different fashion?”

Deputy Chief Financial Officer Sheri Russell reviewed the agenda materials in conjunction with displayed slides, and responded to questions of clarification throughout the presentation.

Chairperson Abowd entertained Redevelopment Authority member questions or comments and public comments; however, none were forthcoming. She commended Chief Financial Officer Nancy Paulson and Ms. Russell on their efforts and their presentation. Consensus of the Redevelopment Authority was that no formal action was necessary.

34. PUBLIC COMMENT (4:55:47) - Chairperson Abowd entertained public comment; however, none was forthcoming.

35. ACTION TO ADJOURN (4:55:55) - Chairperson Abowd adjourned the meeting at 4:55 p.m.

The Minutes of the April 7, 2016 Carson City Redevelopment Authority meeting are so approved this 5th day of May, 2016.

KAREN ABOWD, Chair

ATTEST:

SUSAN MERRIWETHER, Clerk - Recorder