

**DRAFT MINUTES**  
**Special Meeting**  
**Carson City Redevelopment Authority Citizens Committee**  
**Monday, October 3, 2016 ● 5:30 PM**  
**Community Center Sierra Room**  
**851 East William Street, Carson City, Nevada**

**Board Members**

<b>Chair – Ronni Hannaman</b>	<b>Vice Chair– Garrett Lepire</b>
<b>Member – Lori Bagwell</b>	<b>Member – Court Cardinal</b>
<b>Member – Jason Justice</b>	<b>Member – Craig Mullet</b>
<b>Member – Kristoffer Wickstead</b>	

**Staff**

Lee Plemel, Community Development Director  
Adriana Fralick, Chief Deputy District Attorney  
Tamar Warren, Deputy Clerk/Recording Secretary

**NOTE:** A recording of these proceedings, the board’s agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder’s Office, and available for review during regular business hours.

An audio recording of this meeting is available on [www.carson.org/minutes](http://www.carson.org/minutes).

**1. CALL TO ORDER**

(5:30:36) – Vice Chair Lepire called the meeting to order at 5:30 p.m.

**2. ROLL CALL AND DETERMINATION OF QUORUM**

(5:30:46) – Roll was called and a quorum was present.

<b>Attendee Name</b>	<b>Status</b>	<b>Arrived</b>
Ronni Hannaman	Present	
Garrett Lepire	Present	
Lori Bagwell	Present	
Court Cardinal	Present	
Jason Justice	Present	
Craig Mullet	Present	
Kristoffer Wickstead	Present	

**3. PUBLIC COMMENTS**

(5:31:09) – None.

**4. FOR POSSIBLE ACTION ON APPROVAL OF MINUTES – From June 6, 2016.**

(5:31:40) – Chief Deputy District Attorney Fralick clarified that the June 6, 2016 meeting minutes had already been approved in August, and since the August minutes were not agendized for approval, they would be placed on the next meeting’s agenda for approval.

**5. MEETING ITEMS**

**5.1 TO APPROVE THE EXPENDITURE OF UP TO \$44,425 FOR FAÇADE IMPROVEMENTS TO THE BUILDINGS LOCATED AT 402 AND 408 N. CARSON STREET (FORMER HORSESHOE CLUB BUILDING), WITHIN REDEVELOPMENT AREA NO. 1.**

(5:32:10) – Vice Chairperson Lepire introduced the item. Mr. Plemel presented the Staff Report which is incorporated into the record. Member Bagwell received confirmation that 20 percent of the property was not part of the application at hand and would be developed at a later date.

(5:36:50) – Applicant representative Sam Douglas, of John Uhart Commercial Real Estate Services, clarified that the final third of the building would be a separate entity and that it is currently in escrow. Mr. Douglas and applicant Jeannette Kelley answered clarifying questions and noted that the bottom floor would become restaurant space while the second floor may become office space or may be converted to a residence. Discussion ensued regarding the downtown look and feel and Mr. Plemel noted that the trend for many downtowns had been to move away from a uniform look and create more individual facades to enhance the historic feel. Vice Chairperson Lepire reminded Ms. Kelley that should the property be sold within one year of the façade improvement, the Redevelopment funds must be returned to the City. He also, along with Members Cardinal and Mullet, agreed to the worthwhile and positive nature of the project to remove blithe.

There were no public comments.

**(5:46:40) – MOTION: I move to approve \$44,425 in Redevelopment Façade Improvement Program grand funding for 402 and 408 North Carson Street, subject to the conditions of approval in the Staff memo.**

<b>RESULT:</b>	<b>APPROVED (6-0-0)</b>
<b>MOVER:</b>	Cardinal
<b>SECONDER:</b>	Bagwell
<b>AYES:</b>	Lepire, Bagwell, Cardinal, Justice, Mullet, Wickstead
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Hannaman

**6. DISCUSSION ONLY:**

**a. STAFF REPORTS AND UPDATE ON MATTERS RELATING TO THE RACC.**

(5:47:23) – Mr. Plemel updated the RACC members on the downtown street closures and did not yet have specific dates for the grand opening celebrations.

**b. FUTURE AGENDA ITEMS.**

(5:48:03) – Mr. Plemel reminded the Committee that the next regular meeting was scheduled for November 7, 2016 followed by the regular meeting in February. He encouraged the members “to start

thinking about the Capital Improvement Plan and budgeting expenditure plan for next year”. Therefore, he suggested agendizing a brainstorming session in November.

**c. RACC MEMBER REPORTS AND COMMENTS.**

(5:49:14) – Member Wickstead suggested thinking about “improvements towards the south end of the Redevelopment District”, including any new billboards that may be allowed. Member Justice wished to see “cash machines” in the downtown area and Mr. Plemel agreed to discuss the item with Business Development. Member Mullet suggested “tightening the definitions of the Façade Improvement Program”. He also wished to discuss gazebo sidewalk usage by businesses. Vice Chairperson Lepire inquired about the wall in McFadden Plaza and Mr. Plemel offered to report on the encroachment permit.

**7. PUBLIC COMMENTS**

(5:55:05) – None.

**8. FOR POSSIBLE ACTION: ADJOURNMENT.**

**(5:55:10) – MOTION: Member Mullet moved to adjourn. The motion was seconded by Member Wickstead. The meeting was adjourned at 5:55 p.m.**

The Minutes of the October 3, 2016 Carson City Redevelopment Authority Citizens Committee meeting are so approved this \_\_\_\_ day of \_\_\_\_\_, 2016.

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Garrett Lepire, Vice Chair