

CARSON CITY REDEVELOPMENT AUTHORITY
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A meeting of the Carson City Redevelopment Authority was held during the regularly scheduled meeting of the Carson City Board of Supervisors on Thursday, March 17, 2005, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 8:30 a.m.

PRESENT: Chairperson Robin Williamson and Members Marv Teixeira, Shelly Aldean, Pete Livermore, and Richard S. Staub

STAFF PRESENT: City Manager Linda Ritter, Clerk-Recorder Alan Glover, Redevelopment/Economic Development Manager Joe McCarthy, Chief Deputy District Attorney Melanie Bruketta, and Recording Secretary Katherine McLaughlin (B.O.S. 3/17/05 Tape 2-2695)

NOTE: Unless otherwise indicated, each item was introduced by staff's reading/outlining/clarifying the Board Action Request and/or supporting documentation. Staff members making the introduction and any other individuals who spoke are listed immediately following the item heading. A tape recording of these proceedings is available for review and inspection during normal business hours.

Mayor Teixeira recessed the Board of Supervisors session and passed the gavel to Redevelopment Authority Chairperson Williamson. Chairperson Williamson convened the meeting by indicating for the record that the entire Authority was present, constituting a quorum. (See Board of Supervisors Minutes for this date for discussion/action on the other Agenda items.)

A. APPROVAL OF MINUTES - 9/16/04 AND 2/3/05 (2-2702) - Member Aldean requested a correction on Page 2 regarding the parking garage. It should read "visual aid" rather than "visual ad". Member Aldean moved to accept the Minutes of September 16, 2004, for the Redevelopment Authority with a minor change that is on the record and the Minutes of February 3, 2005, as presented. Member Livermore seconded the motion. Motion carried 5-0.

B. ACTION TO ADOPT A RESOLUTION TO ESTABLISH THE CARSON CITY REDEVELOPMENT AUTHORITY'S INCENTIVE PROGRAM FOR REDEVELOPMENT PROJECT AREA NO. 2, SOUTH CARSON STREET - CARSON AUTO ROW, THAT PROVIDES FOR THE USE OF REDEVELOPMENT INCENTIVES WITH THE PRINCIPAL PURPOSE OF RETAINING AND EXPANDING CARSON CITY'S AUTO SALES SECTOR (2-2752) - Redevelopment/Economic Development Manager Joe McCarthy, City Manager Linda Ritter, William Landry - Copies of Mr. McCarthy's power point presentation were given to the Board and Clerk. (A copy is in the file.) Discussion pointed out that it is possible that Mr. Hohl may elect to relocate some of his auto business to Indian Hill in January. At this time Mr. McCarthy felt that there are "very good conversations" being held with Mr. Hohl. Clarification indicated that the annual amount of incentives will be provided only if the base revenue level is met and/or exceeded. Examples were provided illustrating how funding could be created and used to offset the General Fund loss of ad valorem taxes created by the formation of the Redevelopment District. Mr. McCarthy's comments emphasized that the goal of the District and incentive program is to retain the current auto sales sector and help grow their sales. Discussion pointed out that the commitment agreement requires the dealers to remain for 15 years at the same or greater sales level. The possibility of being able to legally force them to stay at or exceed the sales level was questioned. The 15-year requirement to stay at a location can be enforced. Each agreement will be considered and approved the Authority. Member Teixeira pointed out that

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the Authority had been working on this program for some time prior to his election to the Board. He had not worked on or discussed it with any of the dealers. He hated to have to give incentives under the cloud of a threat. He also did not believe that the Authority/Board should wait and do nothing. He hoped that the program will drive more revenue. Doing nothing will create a loss for the City. Member Staub felt that the program will only guarantee who will remain in the City. He felt that substantial dealers will support the program. Comments expressed the feeling that the Authority should support the program as the dealers provide 40% of the City's General Fund revenue. These funds support programs enjoyed by all of the residents. Retaining the auto dealers and growing their sales revenue will also support retention of the low ad valorem tax rate the City enjoys. Both the City and the dealers will benefit from the program. The program was offered as a compromise and partnership between the City and the dealers.

Mr. Landry indicated that he owns property within the District. Some of the property owners are not auto dealers. He felt that there is a discrepancy between the staff summary and the proposed resolution. The principal purpose according to the resolution is to retain and expand the Carson City auto sales sector. The summary says it is to stimulate auto sales and investments. He suggested that it be to stimulate development and investment and that the funding be made available especially to participating franchise dealers for the primary purpose but not the exclusive purpose. Member Aldean explained that the purpose of the District was very narrowly defined and had envisioned inclusion of individuals/businesses in the auto business only. Changing the purpose at this time would be in opposition to the original intent expressed when the District was developed. Chairperson Williamson stressed that the reason for restricting the parcels that are in the District had been based on the desire to restrict the District to those locations that are adjacent to or currently support the auto sales sector. This had always been discussed as the primary criteria for the District. Mr. Landry indicated that any increase in business that occurs on the 84 parcels could in many and different ways be beneficial to Carson City. Member Aldean expressed her belief that there would be residual impacts on the surrounding properties created by the aesthetic improvements and increased property values within the District. Clarification indicated that the proposed incentive program will be granted to only those property owners that are new car dealers. Additional public comments were solicited but none were given.

Member Staub explained the unsuccessful effort spent on an auto mall. A large parcel for a mall could not be found. The effort was then put forth on an auto row and retention and expansion of auto sales. The proposal is a proactive response to that effort. Member Livermore felt that the Authority would be derelict in its duties if it failed to do anything. He described his image of South Carson Street if the auto dealers leave the area. The proposal will protect the City's quality of life and retain its tax value. The Authority had heard the community's message and the program is the first product of that effort. Member Staub moved to adopt Resolution No. 2005-RAR-2, A RESOLUTION TO ESTABLISH THE CARSON CITY REDEVELOPMENT AUTHORITY'S INCENTIVE PROGRAM FOR REDEVELOPMENT PROJECT AREA NO. 2, SOUTH CARSON STREET - CARSON AUTO ROW AND PROVIDES FOR THE USE OF REDEVELOPMENT INCENTIVES WITH THE PRINCIPAL PURPOSE OF RETAINING AND EXPANDING CARSON CITY'S AUTO SALES SECTOR. Member Aldean seconded the motion. Motion carried 5-0.

There being no other matters for consideration as the Redevelopment Authority, Chairperson Williamson recessed and adjourned the Authority.

A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

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The Minutes of the March 17, 2005, Carson City Redevelopment Authority meeting

ARE SO APPROVED ON May 5, 2005.

/s/
Robin Williamson, Chairperson

ATTEST:

/s/
Alan Glover, Clerk-Recorder