

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, April 7, 2005, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, which began 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, Redevelopment/Economic Development Manager Joe McCarthy, Chief Deputy District Attorney Melanie Bruketta, and Recording Secretary Katherine McLaughlin (B.O.S. 4/7/05 Tape 2-0495)

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.)

REDEVELOPMENT/ECONOMIC DEVELOPMENT - Director Joe McCarthy - ACTION TO ADOPT A RESOLUTION BY THE CARSON CITY REDEVELOPMENT AUTHORITY RECOMMENDING TO THE CARSON CITY BOARD OF SUPERVISORS AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR PROJECT AREA NO. 1 BY ADDING TWO PARCELS OF REAL PROPERTY LOCATED AT THE CARSON MALL, APN'S 004-011-01 AND 004-011-04, TO THE EXISTING REDEVELOPMENT PLAN AREA AND CAUSING NO MATERIAL DEVIATION TO THE PLAN OR ANY SUBSTANTIAL CHANGE TO THE COMMUNITY'S MASTER PLAN, PURSUANT TO NRS 279.608 (2-0501) - Discussion explained that the parcels are the Carson Mall and the Station Grille sites. The gas station and used car dealer are not included. Mr. McCarthy was not certain whether the Carl's Jr. site is part of the Carson Mall although he had assumed that it is. He will check its status. Mr. Carrington had signed an agreement. (A copy is in the file.) Redevelopment incentives have been given to Mr. Russell for the Station Grille's improvements. Mr. McCarthy discovered after the incentives were given that the Station Grille is not in the Redevelopment District. The Downtown Economic Development Committee supported including the two parcels in the District. Mr. McCarthy's discussions with the firm's Chief Operating Officer Steve Bilyeu indicated they support inclusion in the district. Comments corrected the Resolution to indicate "WHEREAS, in 1986, the Carson City...." Member Teixeira suggested that another provision be added to the Resolution that would keep the School District's tax increment whole through an agreement. The School District should not lose revenue due to inclusion of the property in the District. Mr. McCarthy felt that the Citizens Committee and the School District will support such an agreement/memorandum of understanding. He agreed to add the clause to the resolution. Member Staub suggested that the property owners on the west side of Carson Street be contacted about joining the District. This would consolidate the number of amendments that would have to be made to the District. Mr. McCarthy agreed to contact the property owners. Reasons the Carson Mall owner was contacted were explained. Member Livermore moved to adopt Resolution No. 2005-RAR-3, A RESOLUTION BY THE

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CARSON CITY REDEVELOPMENT AUTHORITY RECOMMENDING TO THE CARSON CITY BOARD OF SUPERVISORS AN AMENDMENT TO THE REDEVELOPMENT PLAN PURSUANT TO NRS 279.608 BY ADDING APPROXIMATELY 12.17 ACRES OF REAL PROPERTY APN'S 004-011-01 AND 004-011-04 IN THE CARSON MALL TO THE EXISTING REDEVELOPMENT PLAN AREA NUMBER 1 and to add to the resolution a whereas that references the tax increment and will keep the School District whole and the one clerical change to make the year 1986 in the first Whereas in the Resolution. Member Aldean seconded the motion. Discussion also noted a typographical error in the APN number. Motion carried 5-0.

OTHER MATTERS: Member Teixeira opined that the biggest blighted area the City has is the former Walmart site. He directed Mr. McCarthy to bring an item to the Authority for consideration to include the site in the Redevelopment District and include the ability to use eminent domain, if necessary. He hoped that this process will serve as a wake up call to Mr. Baer. There being no other matters for consideration by the Redevelopment Authority, Chairperson Williamson adjourned the Authority.

The Minutes of the April 7, 2005, Carson City Redevelopment Authority meeting

ARE SO APPROVED ON May 5, 2005.

/s/
Robin Williamson, Chairperson

ATTEST:

/s/
Alan Glover, Clerk-Recorder