

CARSON CITY REDEVELOPMENT AUTHORITY
Minutes of the March 15, 2001, Meeting
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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 15, 2001, 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 Ray Masayko, Jon Plank, Pete Livermore, and Richard S. Staub

STAFF PRESENT: John Berkich City Manager
Alan Glover Clerk-Recorder
David Heath Finance Director
Rob Joiner Redevelopment Director
Neil Rombardo Deputy District Attorney
Katherine McLaughlin Recording Secretary
(B.O.S. 3/15/01 Tape 2-0224)

NOTE: Unless otherwise indicated, each item was introduced by staff's reading/outlining/clarifying the Board Action Request and/or supporting documentation. Staff members present for each Department are listed under that Department's heading. Any other individuals who spoke are listed immediately following the item heading. 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.

Mayor Masayko 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 of March 15, 2001, for discussion/action on the other Agenda items.)

APPROVAL OF MINUTES - Member Livermore moved to approve the Minutes of the November 2, 2000, meeting of the Carson City Redevelopment Authority. Member Plank seconded the motion. Motion carried 5-0.

DISCUSSION AND ACTION REGARDING A REQUEST FROM THE BREWERY ARTS CENTER FOR REDEVELOPMENT FUNDING TO ASSIST IN THE PURCHASE OF THE ST. TERESA OF AVILA CHURCH, THE HENRY DAVID HOUSE, AND THE STEWART-NYE HOUSE, LOCATED AT 501 WEST KING STREET, 114 SOUTH DIVISION STREET, AND 108 NORTH MINNESOTA STREET, RESPECTIVELY. THE REQUESTED TOTAL ASSISTANCE OF \$1,425,000 INCLUDES \$675,000 TOWARD PURCHASE OF THE SUBJECT PROPERTIES, AND A \$750,000 LOAN TO BE REPAID ON OR BEFORE DECEMBER 31, 2003 (2-0245) - Brewery Arts Executive Director Joe McCarthy, Matthew Welter, Mazie Harris Jesse, Deacon Bob Evans, Joanne Sheerin, Michael Robins, John Wagner, Carson City Preservation Coalition President Eileen Cullin, Tom Keeton, Deputy District Attorney Neil Rombardo, Rosie Bennett, Finance Director David Heath, and Victoria Williams - Mr. McCarthy read his prepared statement into the record. (A copy is in the file.) He withdrew the request for the \$750,000 loan. Mr. Welter, Ms. Jesse, and Mr. Robins supported the proposal based on the economic value which could be created by the proposed use and the desire to preserve the historic structures. Deacon Evans read and gave Rev. Larry Hanley's letter of support to the Board. (A copy is in the file.)

Mr. Wagner opposed the request due to the use of taxes monies and the fact that the City had raised its ad valorem tax to meet its budget. He also felt that the State needed an increase in taxes to meet its budget. He supported Mayor Masayko's concerns regarding the City's high personnel costs. The buildings do not qualify for redevelopment funds. He intends to attempt to stop AB 20 as it provides \$750,000 for the Brewery. Elko County should not have to support a Carson City project. He suggested that traffic and noise studies be conducted on the proposed uses. The taxpayers should not act as a bank. He also suggested that the funds may not be available to repay the loan. The Brewery Arts Center may then request that the loan be considered a gift. The proposal provides easy access to a buyer. The taxpayers should not be required to pay for other people's entertainment. The Center's supporters should be asked to donate to the project. Building permits should be required for the outdoor amphitheater. He intended to fight them due to his objection to the amount of noise that would be created.

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Chairperson Williamson explained Redevelopment's funding source.

President Cullin supported the request as it retains a portion of the City's history and could provide a location for a Carson City museum. Examples of historical items for the museum at the Stewart-Nye House were provided.

Discussion between Chairperson Williamson and Mr. Keeton explained that the Redevelopment District would be responsible for the bond payments and it would have to default before the General Fund would be responsible for making the payments. The \$750,000 loan request had been withdrawn. The terms of AB 20 require that \$1.5 million be raised before the State pays its \$750,000.

Discussion between Mr. McCarthy and Member Staub explained the intent to deed all of the property to Carson City. The process allows the Center to "leverage" its money and raise additional funding from other public sources and philanthropists. The State's economic forum numbers will impact the Center's ability to receive the AB 20 funds. Support for the bill was noted. The \$675,000 in City funds and the AB 20 funds allow the Center to purchase the properties at their appraised value. The Center will then be able to raise the necessary rehabilitation funds. John Copoulos is the project manager and should be able to provide the necessary line-by-line details for solicitation of funds from other sources. The timeframe for acquiring these funds has yet to be established. The first step in this process is to retain a consultant who is knowledgeable and capable of doing the fund raising. The feasibility study should take 14 to 16 weeks to complete. This will determine the potential philanthropic efforts and narrows the wish list to what is practical. Actual funding will occur once the property is acquired. Mr. McCarthy stressed the importance of being able to match funding when seeking and obtaining other funds. The match could be either in hard dollars or in-kind services. A feasibility study had not been conducted to date due to the need to obtain the properties before they are placed on the market. The Center is felt to be one of three interested parties who are dealing directly with the property owner and are not going through a realtor/broker. St. Teresa's had provided an appraisal to Mr. McCarthy, which was approximately ten months old.

Mr. Rombardo indicated that the proposal is conceptual and that the discussion is the beginning of the process. Discussion noted that the concept is to have the Center acquire the buildings and then deed them to the City. The Center would be responsible for the renovation costs. The process sets aside \$675,000 of the bond monies for a grant to the Center for the acquisition. A decision regarding the ownership of the buildings has not yet been made even though the current lease arrangement was cited as an example of how the concept could work. The Center's success in renovating the current facility under this agreement was cited. Comments indicated that this program is also successful in other areas. It will require a great deal of effort to obtain the funding for the renovation. The total purchase price for the three parcels is \$1.25 million. The three parcels are valued at \$1.42 million. Mr. McCarthy stated for the record that neither he nor his Board had attempted to negotiate a better price for the buildings. They felt that the full appraised value should be offered. Member Masayko pointed out that a final decision had not been made regarding the status of AB 20 and the State's \$750,000 funding. Discussion then explained the proposal to use the Stewart-Nye House as a Carson City museum. Member Masayko supported the concept and stressed his desire to not have the City own and operate the museum. He also pointed out the State commitment to arts and culture and its funding opportunities. With the funding role being considered by Redevelopment, this becomes a feasible partnership and program. He reiterated that this is only the beginning of the process.

Ms. Bennett felt that the concept would be a viable tourist attraction for the community based on her personal experience and knowledge of other similar facilities elsewhere.

Discussion between Member Staub and Finance Director Heath explained the amount of funding available in the Redevelopment budget for this purpose. Only \$675,000 is being requested today. The monies will be taken from the bond proceeds. The suggested motion on the Board Action Request Form needs to be amended when a motion is made.

Ms. Williams explained that she represents St. Teresa's Church and the reasons the price for the Church had been reduced from its appraised value when offered to the Center. The Church is listed on the open market at \$900,000 and the Stewart-Nye parcel at \$595,000. They are to be sold together as some of the Church's required parking is located on the Stewart-Nye parcel.

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(2-1431) Member Staub moved that the Redevelopment Authority approve the request from the Brewery Arts Center for redevelopment funding to assist in the purchase of the St. Teresa of Avila Church, the Henry David House, and the Stewart-Nye House, located at 501 West King Street, 114 South Division Street, and 108 North Minnesota Street, respectively, with the requested total assistance of \$675,000 toward the purchase of the subject properties. He also noted that the request is for approval of the concept. Member Plank seconded the motion. The motion was voted and carried 5-0.

Redevelopment Chairperson Williamson then recessed the Redevelopment Authority and returned the gavel to Mayor Masayko who immediately reconvened the Board of Supervisors session. The entire Board was present constituting a quorum.

The Minutes of the March 15, 2001, Carson City Redevelopment Authority meeting

2001.

ARE SO APPROVED ON ____June_7____,

____/s/____

Robin Williamson, Chairperson

ATTEST:

____/s/____
Alan Glover, Clerk-Recorder