A meeting of the Carson City Redevelopment Authority was held during the regularly scheduled meeting of the Carson City Board of Supervisors on Thursday, May 18, 2000, 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, and Kay Bennett

STAFF PRESENT:	John Berkich	City Manager
	Alan Glover	Clerk-Recorder
	Rob Joiner	Redevelopment Director
	Mark Forsberg	Chief Deputy District Attorney
	Neil Rombardo	Deputy District Attorney
	Katherine McLaughlin	Recording Secretary
	(B.O.S. 5/18/00 Tape 2-0595)	

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 a quorum of the Authority was present. Member Livermore was absent due to illness. (See Board of Supervisors Minutes of May 18, 2000, for discussion/action on the other Agenda items.)

APPROVAL OF MINUTES - 3/2 AND 3/16/00 - Member Plank moved to approve the Minutes of the Carson City Redevelopment Authority for two meetings - March 16, 2000, and March 2, 2000 - with the correction to Mr. Parry's name on Page 2, Paragraph 2. Member Masayko seconded the motion. Motion carried 4-0.

A. DISCUSSION OF QUARTERLY REPORT OF THE CARSON CITY AREA CHAMBER OF COMMERCE REGARDING BUSINESS RECRUITMENT CONTRACT IN DOWNTOWN CARSON CITY (2-0625) - Chamber of Commerce Executive Vice President Larry Osborne; Redevelopment Director Rob Joiner - The goals had not been accomplished. The contract had been extended to the end of the fiscal year at no change in the price. Eight new businesses had located in the downtown area. These businesses were recruited by various efforts including the Chamber's. A copy of the recruitment brochure was distributed to the Board and Clerk. (A copy is in the file.) The recruitment process was described including the Chamber's grant programs which it funds. Efforts have been centered on filling the office across from City Hall. Telegraph Square was very successful and had resulted in the establishment of a marketing association comprised of businesses in the vicinity. Recruitment efforts have been undertaken in the Susanville area. The building inventory is to be updated next month. Mr. Osborne asked that the contract not be extended beyond the fiscal year. Between $3 and 4,000 had been spent. The remaining funds will be returned to Redevelopment. The request that the contract not be renewed was based on the lack of vacant buildings in the downtown area, the need to complete the public-private economic development plan, and the demands which will be created by the legislative session next year. Mr. Osborne indicated a willingness to continue to work with the City on the recruitment program as they had done before implementing this program. Mr. Joiner felt that this program may establish another recruitment/incentive program which would be more beneficial. The inventory is the most important part of the program. Discussion ensued on the reasons for the vacant building across from City Hall. Mr. Osborne suggested that the City move one of its Departments to the building which could prove that it is a usable, functioning facility. Member Bennett suggested that the building be used by lobbyists during the legislative session or as a souvenir shop. Mr. Osborne volunteered to assist Mr. Joiner in discussing the building with the property owners. Mr. Osborne agreed to analyze the potential use by his agency. He had discussed the building with two different retailers, however, neither had followed through on it. Communities contacted during the recruitment efforts were listed. The internet program had attracted the attention of an Alaskan firm who may be locating in Carson City but not in the downtown area.

No formal action was required or taken.

B. DISTRICT ATTORNEY - ACTION TO APPROVE A SETTLEMENT AGREEMENT BETWEEN CARSON CITY, A CONSOLIDATED MUNICIPALITY AND POLITICAL SUBDIVISION OF THE STATE OF NEVADA, AND THE CARSON CITY REDEVELOPMENT AUTHORITY, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA, AND EUGENE J. LEPIRE, SR., AND JUDY L. LEPIRE, DOING BUSINESS AS COMSTOCK COUNTRY R. V. RESORT, SETTLING THE APPEAL BEFORE THE BOARD OF SUPERVISORS REGARDING THE CARSON CITY PLANNING COMMISSION'S DECISION TO APPROVE SPECIAL USE PERMIT U-99/00-26, A SPECIAL USE PERMIT ALLOWING COSTCO TO BUILD A FACILITY OVER 50,000 SQUARE FEET AT 700 OLD CLEAR CREEK ROAD (2-0929) - Deputy District Attorney Neil Rombardo - Negotiation efforts and contact attempts were noted. A document had not been signed. A draft agreement had been given to the Board. (A copy was not provided to the Clerk.) The only change to the original agreement was the provision which would enable Community Development to handle the western boundary sound wall. Problems with the location of this sound wall were limned to explain the reasons for granting this authority. Mr. Rombardo recommended that the Authority not enter into the agreement without knowing the Lepires' position on it. Their failure to sign the agreement should not delay Costco's work. Member Masayko noted that Mr. Lepire and his attorney are on record agreeing to the basics of the sound wall and its construction as well as the other items contained in the agreement. Mr. Rombardo was unsure when the signed document would be received. He felt that adequate record had been established concerning its contents. Public comments were solicited but none given. Chairperson Williamson directed that the agreement be deferred to the next scheduled Redevelopment Authority/Board of Supervisors meeting or a special meeting, if necessary. She explained her expectation that there would be some reciprocity from the Lepires or their attorney. Authority comments supported the desire to have the issue finished even if it requires a special meeting. Member Bennett expressed her desire to complete the matter at the next meeting with or without a signed document. No formal action was taken.

C. ORDINANCE - FIRST READING - ACTION ON RD-99/00-4 - AN ORDINANCE AMENDING ORDINANCE NO. 1986-10 AS AMENDED BY ORDINANCE 2000-9 WHICH ADOPTED CARSON CITY'S REDEVELOPMENT PLAN BY EXTENDING THE DURATION OF THE REDEVELOPMENT PLAN TO A MAXIMUM OF 45 YEARS PURSUANT TO NRS 279.438 (2-1068) - Discussion commenced on the item. Member Masayko noted that this matter is for consideration as the Board of Supervisors. Chairperson Williamson then adjourned the Redevelopment Authority and passed the gavel to Mayor Masayko.

The Minutes of the May 18, 2000, Carson City Redevelopment Authority meeting ARE SO APPROVED ON____November_2___, 2000.

_/s/____
Robin Williamson, Chairperson

ATTEST:

_/s/__________________________________
Alan Glover, Clerk-Recorder