

CARSON CITY REDEVELOPMENT AUTHORITY
Minutes of the July 6, 2000, 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, July 6, 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, Pete Livermore, and Kay Bennett

STAFF PRESENT: John Berkich City Manager
 Alan Glover Clerk-Recorder
 Rob Joiner Redevelopment Director
 Melanie Bruketta Chief Deputy District Attorney
 Neil Rombardo Deputy District Attorney
 Katherine McLaughlin Recording Secretary
 (B.O.S. 7/6/00 Tape 1-1694)

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 July 6, 2000, for discussion/action on the other Agenda items.)

A. APPROVAL OF MINUTES - April 6, 2000 (1-1698) - Chairperson Williamson noted the corrections to the Minutes. Member Plank moved to approve the Minutes as corrected. Member Bennett seconded the motion. Motion carried 5-0.

B. DISTRICT ATTORNEY

1. **ACTION ON A RESOLUTION BY THE REDEVELOPMENT AUTHORITY OF CARSON CITY AMENDING THE DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE REDEVELOPMENT AUTHORITY OF CARSON CITY AND COSTCO WHOLESALE CORPORATION FOR THE SALE OF REAL PROPERTY LOCATED AT 700 OLD CLEAR CREEK ROAD, CARSON CITY, NEVADA 89703, ALSO KNOWN AS APN 9-30-205, PURSUANT TO NRS 279.470, BY AMENDING SUBSECTION 301 PARAGRAPH 1 WHICH WILL CHANGE THE PURCHASE PRICE TO REFLECT THE LEPIRE SETTLEMENT AGREEMENT AND SUBSECTION 303 PARAGRAPH (F), SUBSECTION 304 PARAGRAPH (K), AND ATTACHMENT NO. 4 PARAGRAPH II, III, AND IV WHICH WILL CHANGE THE AUTHORITY'S CONTRIBUTION TO REFLECT INCREASED ESTIMATED EXTRA-ORDINARY GRADING COSTS AND REDUCED ESTIMATED OFFSITE IMPROVEMENT COSTS (1-1714)** - Deputy District Attorney Neil Rombardo reviewed the amendments relating to the sales price, the acreage, the increased grading costs and reduced offsite improvement costs. The resolution replaces the amendment approved at a previous Authority meeting. City Manager John Berkich explained the increased grading costs and reduced offsite improvement costs. The net difference in the original Authority approved figures was \$97,000. Mr. Rombardo hoped that this would be the final amendment. Close of escrow may occur on Wednesday, July 12. Discussion indicated that the net range for Fuji Park may be in the \$2.2 to \$2.6 million after all of the funding commitments and closing costs have been paid. A list of closing costs will be furnished to the Authority later. Chairperson Williamson asked that this information be made available to the public. Mr. Berkich felt that an accurate number should be available early next week. Mr. Rombardo pointed out that the offsite improvements and the extra-ordinary grading costs were to be left open until completed. This is the reason a clear figure cannot be provided at this time. Member Plank moved to adopt Resolution No. 2000-RAR-13, **A RESOLUTION BY THE REDEVELOPMENT AUTHORITY OF CARSON CITY AMENDING THE DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE REDEVELOPMENT AUTHORITY OF CARSON CITY AND COSTCO WHOLESALE CORPORATION FOR THE SALE OF REAL PROPERTY LOCATED AT 700 OLD CLEAR CREEK ROAD, CARSON CITY, NEVADA 89703, ALSO KNOWN AS ASSESSOR'S PARCEL NUMBER 9-302-05, PURSUANT TO NRS 279.470, BY AMENDING SUBSECTION 301 PARAGRAPH 1, WHICH WILL CHANGE THE PURCHASE PRICE TO REFLECT THE LEPIRE SETTLEMENT AGREEMENT AND SUBSECTION 303 PARAGRAPH**

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(F), SUBSECTION 304 PARAGRAPH (K), AND ATTACHMENT NO. 4 PARAGRAPH II, III, AND IV WHICH WILL CHANGE THE AUTHORITY'S CONTRIBUTION TO REFLECT INCREASED ESTIMATED EXTRA-ORDINARY GRADING COSTS AND REDUCED ESTIMATED OFFSITE IMPROVEMENT COSTS. Member Livermore seconded the motion. Motion carried 5-0.

2. STATUS REPORT ON THE COSTCO PROJECT AND THE LEPIRE SETTLEMENT AGREEMENT AND POSSIBLE ACTION TO DIRECT STAFF (1-1905) - City Manager John Berkich explained the early entry agreement which allowed Costco to commence grading on the site. The 395 improvements are about to begin construction. He felt that the easement with the Lepires had been signed and accepted by Costco. There is an outstanding issue regarding some trees where the wall is to be constructed on the northern section of the Lepire property. Costco is working with the Lepires on this issue. Closing is set for next Wednesday. Gene Lepire indicated that his agreement, meaning the easement agreement, had been signed. Mr. Berkich indicated that Costco Attorney Dave Franklin had advised him that the easement is acceptable. He believed that Costco had signed it. Neither Mr. Berkich nor Mr. Lepire seen copies of the signed agreement. Mr. Lepire had purportedly asked that all of the maps be brought up-to-date as he had seen six different versions. Granite Construction has allegedly stubbed two sewerlines into his property. He felt that he was to have had four stubs. The six inch line was replaced with eight inch line. He felt that Mr. Burnham would bring all of the maps up-to-date. If these items are completed, there would not be a problem. Additional comments were solicited but none made. No formal action was required or taken.

Chairperson Williamson recessed the Redevelopment Authority and returned the gavel to Mayor Masayko.

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.

The Minutes of the July 6, 2000, Carson City Redevelopment Authority meeting

ATTEST: ARE SO APPROVED ON ____ November __, 2000.

_____/s/_____
Recorder Robin Williamson, Chairperson _____/s/_____
Alan Glover, Clerk-