

CARSON CITY REDEVELOPMENT AUTHORITY
Minutes of the June 17, 1999, 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, June 17, 1999, 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
Walter Sullivan Community Development Director
Rob Joiner Redevelopment Director
Mark Forsberg Chief Deputy District Attorney
Katherine McLaughlin Recording Secretary
(B.O.S. 6/17/99 Tape 2-2487)

NOTE: Unless otherwise indicated, each item was introduced by staff's reading/outlining/clarifying the Board Action Request and/or supporting documentation. 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 June 17, 1999, for discussion/action on the other Agenda items.)

APPROVAL OF MINUTES - 8/20, 9/3, 10/1/98, 1/21 and 2/4/99 (2-2492) - Member Livermore corrected the October 1, 1999, Minutes to reflect attendance by former members rather than himself and Chairperson Williamson. Member Masayko moved that the five sets of Minutes with the correction on the October 1, 1998, Minutes as noted be approved as presented. Member Plank seconded the motion. Motion carried 5-0.

A. QUARTERLY REPORT OF THE CARSON CITY AREA CHAMBER OF COMMERCE REGARDING BUSINESS RECRUITMENT CONTRACT IN DOWNTOWN CARSON CITY (2-2524) -

Executive Vice President Larry Osborne highlighted his report. The recruitment program was described. Discussion indicated the small business development center will include the recruitment information developed by the Chamber and used for the entire City. Advantages of having this information were noted. Mr. Osborne explained the addition of Mr. Hannafin's property to the list of available sites, that the Chamber refers inquiries to realtors who discuss the leases, etc., and the role of the small business development center. The next quarterly report will be provided to both the Redevelopment Authority Citizens Committee and Redevelopment Authority. No formal action was required or taken.

B. ACTION REGARDING A REQUEST FROM CARSON CINEMA GROUP, LLC, FOR REDEVELOPMENT DISTRICT INCENTIVE PROGRAM FUNDING FOR REHABILITATION OF THE FORMER CHUCK'S GOLDEN SPIKE CASINO BUILDING LOCATED AT 716 NORTH CARSON STREET, APN 3-283-04, FOR AN AMOUNT NOT TO EXCEED \$100,000 (2-2880) -

Redevelopment had allocated \$100,000, the maximum allowable amount, for this project. The applicant had requested \$200,000. Chairperson Williamson explained the deadline for receiving these funds, the Committee's review of the project, and its decision to extend the deadline to June 2000. The funds are not to be released until the project is completed.

Applicant's architect Art Hannafin, from Hannafin and Downey, indicated that the property owners John Serpa, Jr., and Tom Johnson were unable to attend. They had urged him to stress the importance of retaining the \$100,000 incentive for the project even though the project would cost more than \$1,000,000. The importance of the project to the downtown area was described. The building's history was explained. An architect's renderings of the proposed improvements was displayed and described. (Copies are included in the file.) Potential tenants were noted. The construction timetable was described. The building should be available for rent next spring.

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Discussion explained the "dome", plans to retain this feature, and the intent to relocate the mechanical equipment on the roof. The "dome" may become a skylight. Discussion among the Board, Rob Downey, and Mr. Hannafin noted the concern with the snow load and supported allowing light to filter into the building through the dome. The building features on the north and south sides and the traffic pattern for the parking lot on the south side were described. Chairperson Williamson pointed out that the building would blend itself with Mr. Osborne's recruitment program. Member Masayko moved that the Redevelopment Authority approve a request from Carson Cinema Group, LLC, for Redevelopment District Incentive Program funding for rehabilitation of the former Chuck's Golden Spike Casino building located at 716 North Carson Street, APN 3-283-04, for an amount not to exceed \$100,000, that the deadline for reimbursement of those funds be extended to June 1, 2000, fiscal impact is \$100,000, and the funding source is the Redevelopment Revolving Account. Member Bennett seconded the motion and pointed out that, even though it had taken a long time to reach this point, local dollars were being reinvested in the community. She expressed the Board's appreciation to Mr. John Serpa, Junior and Senior, and to Mr. Johnson. The motion was voted and carried 5-0.

C. ACTION REGARDING A RECOMMENDATION FROM THE REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE FOR ADDING DIAGONAL STREET SIDE PARKING SPACES IN PLACE OF EXISTING PARALLEL PARKING SPACES ON PORTIONS OF NORTH CURRY STREET AND WEST TELEGRAPH STREETS; RELOCATION OF TRUCK LOADING ZONE ON WEST TELEGRAPH STREET; FUNDING OF TRAFFIC CALMING AND LANDSCAPING FEATURES AT THE INTERSECTION OF NORTH CURRY AND WEST TELEGRAPH STREETS; APPROVING ONE-WAY, WESTBOUND TRAFFIC CIRCULATION ON WEST TELEGRAPH STREET FROM NORTH CARSON STREET TO NORTH NEVADA STREET; FOR AN AMOUNT NOT TO EXCEED \$75,000, AND OTHER MATTERS PROPERLY RELATED THERETO (2-3342) - Mr. Joiner's introduction included commending Chamber of Commerce Executive Director Larry Osborne and Mainstreet Committee Chairperson Steve Browne on their work with the different property owners to gain support for the plan. Art Hannafin described his original involvement with the Chamber of Commerce project, the importance of the area, the need for signature statements at intersections on Curry Street, his concerns with the handicapped ramps throughout the downtown area and the proposal to realign them to lead people into the crosswalk instead of the middle of the street, and how this had led to the remainder of the project, which he explained. The project will add between 15 and 20 new spaces. Supervisor Bennett explained P. K. Gardner's bequest to the community for beautification of planters in the downtown area and urged Mr. Hannafin and staff research its location and uses due to her belief that it could provided funding for this project.

(2-0093) Chamber of Commerce Executive Vice President Larry Osborne thanked Mr. Hannafin and his team for their work, described the original concept, and stressed the benefits of the program. Renee Mayo felt that the project would "make everyone happy" and solve the problem of a dangerous street.

Chairperson Williamson thanked all of the team members who had worked on the project as well as the businesses in the area for their support. The project will be started as soon as possible.

Mr. Joiner explained for the record that the passenger drop-off area in front of the Horseshoe Club will be retained, a 15 minute passenger drop-off zone will be installed in front of Fred Jones' building, and that these three spaces will be signed indicating that loading will be allowed until 10 a.m. unless vehicles are parked there. These revisions were made in an attempt to work with all of the businesses. Mr. Hannafin also noted that the project has become known as Telegraph Square. Member Masayko moved that the Redevelopment Authority approve a recommendation from the Redevelopment Authority Citizens Committee for adding diagonal street parking spaces in place of existing parallel parking spaces on portions of North Curry Street and West Telegraph Streets; relocation of the truck loading zone on West Telegraph Street; funding of traffic calming and landscaping features at the intersection of North Curry and West Telegraph Streets; approving one-way westbound traffic circulation on West Telegraph Street from North Carson Street to North Nevada Street; and to do all of these things for an amount not to exceed \$75,000 and other matters properly related thereto; fiscal impact is not to exceed \$75,000, and funding source is the Redevelopment Revolving Account, and indicated that he had been assured that the funding is available. Supervisor Livermore seconded the motion. Mr. Joiner noted that Street Operations Manager John Flansberg had signed the action request form and that the affirmative action will approve the one way street

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configuration. Member Masayko supported the approach. The motion to approve the project as indicated was voted and carried 5-0.

There being no other matters for consideration, Chairperson Williamson adjourned the Redevelopment Authority and returned the gavel to Mayor Masayko.

The Minutes of the June 17, 1999, Carson City Redevelopment Authority meeting

A R E S O A P P R O V E D

ON____October_21__, 1999.

____/s/_____

Robin Williamson, Chairperson

ATTEST:

____/s/_____
Alan Glover, Clerk-Recorder