A meeting of the Carson City Redevelopment Authority was held during the regularly scheduled Carson City Board of Supervisors meeting on Thursday, February 19, 1998, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 8:30 a.m.

PRESENT: Chairperson Ray Masayko and Members Tom Tatro, Greg Smith, Jon Plank, and Kay Bennett

STAFF PRESENT: City Manager John Berkich, Clerk-Recorder Alan Glover, Treasurer Al Kramer, Redevelopment and Finance Director Mary Walker, Chief Deputy District Attorney Paul Lipparelli, and Recording Secretary Katherine McLaughlin (B.O.S. 2/19/98 Tape 1-1302.5)

Mayor Masayko recessed the Board of Supervisors session and immediately convened the Redevelopment Authority. Chairperson Masayko indicated for the record that the entire Authority was present, constituting a quorum. (See Board of Supervisors Minutes of July 7, 1994, for discussion/action on the other Agenda items.)

A. ACTION ON RESOLUTION AUTHORIZING EXPENDITURE OF FUNDS TO A NON-PROFIT ORGANIZATION FOR PARTIAL FUNDING OF CARSON CITY HISTORICAL TROLLEY PROJECT OPERATIONS FOR 1998 - Redevelopment and Finance Director Mary Walker briefly described the request, introduced Chamber of Commerce President-Elect and Trolley Task Force Chair Helaine Jessie, and explained her support for the trolley project. Ms. Jessie and Chamber of Commerce Executive Vice President Larry Osborne described the project, the funding request, and pledges already received for the project. Mayor Masayko noted that the Redevelopment funding would be contingent upon the other funding. Supervisor Bennett voiced her support for the project. Ms. Jessie explained the proposed route. At this time the trolley is not going to go to the shopping malls as it is not considered a "transit system" but is a tourist attraction. The proposal is to operate the trolley on a trial basis and use the information gleaned from its operation to determine the feasibility of continuing or implementing a full-time program. Discussion also noted that several years ago support had been indicated for a Curry Street rubber tired trolley. Supervisors Smith and Plank and Mayor Masayko voiced their support of the concept. Public comments were solicited but none given. Supervisor Smith also pointed out that the Redevelopment funding could be used for the project as the project will be in its district. Supervisor Smith moved to adopt Resolution No. 1998-RAR-2, A RESOLUTION AUTHORIZING EXPENDITURE OF FUNDS TO A NON-PROFIT ORGANIZATION FOR FISCAL YEAR 97-98. Supervisor Bennett seconded the motion. Motion carried 5-0.

B. ACTION ON NEVADA STATE MUSEUM EXPANSION PROJECT AND COMPLETION OF DOWNTOWN BEAUTIFICATION PROJECT FROM CAROLINE STREET TO WASHINGTON STREET (1-1519.5) - Ms. Walker described the project in depth. She urged the Authority to master plan the entire area as one piece. Negotiations with the Silver Queen Motel owner are continuing. The major problem is the signage request. Reasons staff opposed the owner's request were explained. Options are being explored. Authority comments encouraged staff to continue working on the signage options and that final contracts be submitted for approval prior to release of the funding. Supervisor Bennett urged Ms. Walker to attempt to include the V&T arches in the final design. Ms. Walker indicated that one of Art Hannafin's draft designs included the arches. The designs are to be presented to the ad hoc committee tomorrow.

(1-1894.5) Tom Johnson explained that the Golden Spike improvements had been on hold pending completion of the State acquisition and the parking plan. He felt that the Spike's improvements would be completed by Nevada Day 1998. The plans call for office facilities upstairs and retail shops on the ground floor. He had been a party to the discussions with the State. He also supported having a written contract. Chairperson Masayko pointed out the previous Authority's commitment to provide an incentive for improving the Spike. The incentive is still available.

Ms. Walker indicated a willingness to bring the final design and contracts back for consideration. She then introduced State Museum Representative Judy Hendricks. Ms. Hendricks explained that the State Museum employees had "coveted" the bank building for many years. The need for the expansion was noted. Mayor Masayko felt that the improvements would draw more tourists and make the Museum more successful.

(1-2045.5) Dwight Millard explained his opposition to the project and, specifically, the closure of Caroline Street. He described his plans for the Silver Queen and emphasized the need for signage designating its location if Caroline Street is closed. He was also concerned about the 24-hour parking allowance provided in the new parking lot as he felt that the State contract would prohibit overnight parking in the lot. His clientele would, therefore, not be allowed to use the parking lot as they would need it primarily at night. His opposition to the City's current sign ordinance was noted. As none of his hotels are on the main street, appropriate signage is paramount. He suggested a process which would allow him to acquire other business' unused sign space for his off-street sign. Advantages as he perceived them to this proposal were noted. Copies of his proposal were distributed to the Authority. An example of the signage used in other areas was explained. With appropriate mitigation of his concerns, he was certain that the project would be a win-win for all involved. Discussion among the Authority, Ms. Walker, and Mr. Millard indicated that the sign location had not yet been determined. Ms. Walker felt that the Committee could finalize the concept tomorrow. Mr. Millard felt that it should be located in the same area as Caroline currently is as this would allow the tourist to see his facility from Carson Street. Ms. Walker explained the State's acquisition of several lots adjacent to the bank parking area. Member Smith explained his involvement with the City's new sign ordinance. He agreed that it did not anticipate all of the needs and future sign materials, verbiage, etc. He urged staff to be flexible in the negotiations and not lose track of the main objective. Mr. Millard's proposal is a small concession to the overall project. Ms. Walker pointed out that the Nugget also has an off-Carson motel. When Mr. Millard had closed Plaza Street and erected the Sierra Sage Motel sign, she had been contacted by the Station. The Nugget would also be justified in demanding a sign on Carson Street. Member Smith reiterated his statements that the big prize not be lost due to minor details. Ms. Walker explained her reasons for feeling that the project advantages for Mr. Millard would not allow this to occur. Mayor Masayko indicated the signage issue would have to be considered in the future including Mr. Millard's suggestion. Ms. Walker also noted that as the signage is to be on State property, the State would have to participate in the discussion. Member Smith reiterated his support for Mr. Millard's sign concept. Member Bennett also expressed her feeling that Mr. Millard's facility on Plaza Street was a nice facility with good feedback. If the proposed plans materialize, the Silver Queen will benefit tremendously. She expressed the hope that all of the concerns could be resolved. Mayor Masayko recommended adding to staff's recommendation a provision mandating contracts between the various parties. Member Smith then moved that the Redevelopment Authority direct staff to proceed with the Nevada State Expansion Project and completion of the Downtown Beautification Project from Caroline Street to Washington Street as outlined in the memo from Redevelopment Director Mary Walker and also direct the Redevelopment Director to pursue and proceed with development of contracts between all parties. Members Plank and Tatro seconded the motion. Motion carried 5-0. (Mr. Millard took the sign concept back.)

ADJOURNMENT (1-2485.5) - There being no other matters for consideration, Chairperson Masayko adjourned the Redevelopment Authority.

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 February 19, 1998, Carson City Redevelopment Authority meeting

ARE SO APPROVED ON______August_20_____, 1998.

_/s/____
Ray Masayko, Chairperson

ATTEST:

_/s/________________________________

Alan Glover, Clerk-Recorder