

CARSON CITY REDEVELOPMENT AUTHORITY
Minutes of the August 20, 1998, 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, August 20, 1998, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, which reconvened following a ten minute recess at 8:15 p.m.

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

STAFF PRESENT:

John Berkich	City Manager
Paul Lipparelli	Chief Deputy District Attorney
Rob Joiner	Redevelopment Director
Katherine McLaughlin	Recording Secretary
(B.O.S. 8/20/98 Tape 2-2365)	

Mayor Masayko recessed the Board of Supervisors session and immediately convened the Redevelopment Authority by declaring that the entire Authority was present, constituting a quorum.

APPROVAL OF MINUTES FOR 11/21/96, 1/23/97, 1/22/98, 2/19/98 AND 5/19/98 (2-2370) - Member Smith moved to approve the Redevelopment Authority Minutes as presented for November 21, 1996, January 23, 1997, January 22, 1998, February 19, and May 19, 1998. Member Tatro seconded the motion. Motion carried 5-0.

A. ACTION ON AN INTERLOCAL GOVERNMENT AGREEMENT BETWEEN CARSON CITY REDEVELOPMENT AUTHORITY AND THE STATE OF NEVADA, DEPARTMENT OF TRANSPORTATION, REGARDING THE DESIGN AND CONSTRUCTION OF A HIGHWAY BEAUTIFICATION PROJECT IN CARSON CITY, NEVADA, ON NORTH CARSON STREET, FROM CAROLINE STREET TO WASHINGTON STREET, AND OTHER MATTERS PROPERLY RELATED THERETO (2-2397) - Redevelopment Director Rob Joiner and Chairperson Masayko discussed the funding, the project, and Dwight Millard's signage concerns. The street will not be closed until the Museum has the funding for the improvements. Both also commended Kathleen Weaver and Susan Martinovich of NDOT for their assistance in bringing the project forward.

Dwight Millard explained his understanding of the agreement over the Caroline Street closure which mandated that all of the improvements be done when the street is closed. He felt that the agenda item would force the street closure in order to accomplish the ISTEAF funded improvements on Carson Street but would not make any improvements to Curry Street. The Museum has not yet been approved for the improvement funds by the Legislature. Funding has yet to be provided for all of the bank improvements. Carson City's staff has been working on the bank parking lot and the additional bank funds is contingent upon the City's completion of it. He then questioned the funding and improvements for Caroline and Curry. He preferred to lose the ISTEAF funds than to approve an unknown project. Chairperson Masayko indicated that the ISTEAF funds would be used for the improvements proposed along the east and west sides of Carson Street. When Caroline is closed, the "streetscape" work will be done on the closed portion of Caroline Street. If it is not closed, it will be "skipped" and the remainder of the ISTEAF improvements accomplished. The Museum will be required to find the funds for the "fill-in" portion of the project at a future date. Mr. Millard responded by explaining his understanding of the improvements which were to be considered this evening. Chairperson Masayko explained his understanding of the project and emphasized that the street will not be closed if the Museum is not ready with the total project.

Clarification by Mr. Joiner indicated that the project is from Washington to Caroline Street. The street closure is contingent upon receipt and approval of a design for Caroline Street. The previous design had indicated that the west end of Caroline will be developed for parking. Discussion indicated that the State plans for Caroline Street should be approved by the Planning Commission, the Redevelopment Authority and the Board of Supervisors. The street closure would be considered by the Planning Commission. Any City funding will be considered by the Redevelopment Authority.

Mr. Lipparelli read the last paragraph from page one which described the project. NDOT could require that the Caroline curb and gutter improvements be done as a part of the contract. Mr. Joiner indicated that the Museum

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understood this requirement and had requested that the City proceed with the agreement as the Caroline Street closure and project are wanted. The Museum felt that it had the funds to accomplish the project. If the Museum is not ready, it is understood that the City could lose some of the ISTEA funds which it would have to be made-up. The agreement includes a component for a construction manager which staff feels could be handled in-house. If this is not possible, the agreement includes funding for that individual. Chairperson Masayko felt that the Redevelopment Director is responsible for the overall accountability of the project. Member Bennett iterated her reasons for feeling that Mr. Joiner will be responsible for the project and its development as verbally indicated. Mr. Joiner then explained the City's role in the demolition and development of the parking lot at the former F.I.B. teller driveup area. He agreed that the City had taken on some of this work prior to issuing a contract, however, assured Mr. Millard that a permit would be obtained prior to commencing work on the Caroline project. Member Bennett elaborated on her concern and cautioned staff against impacting a business without the appropriate written documentation. Mr. Joiner indicated that an outside contractor would be handling the improvements. The F.I.B. parking lot is a cooperative effort between the City, State, and Mr. Serpa. Comments reiterated Mr. Joiner's commitments and indicated that the entire matter would be brought back to the Redevelopment Authority before construction occurs. Mr. Joiner also expressed an intent to keep the Authority better informed.

Discussion ensued on whether Caroline Street had been closed previously or would be abandoned. Mr. Joiner indicated that Caroline Street would be one way west of Curry Street. No action had purportedly been taken on Caroline Street between Carson Street and Curry Street. Mr. Millard questioned what had happened to that section of Caroline Street as the street had been removed with City crews. A private citizen/contractor is not allowed to do such work without prior approval. The street had been closed administratively. A proposed contract will close, block, and remove Caroline Street. The contract will be considered by the Authority in two weeks. Chairperson Masayko indicated that the Authority will slow down the process. Mr. Joiner then explained the difference between a closed street and an abandoned street and the demolition permit which was issued for the bank teller area. The same process will be used for Caroline Street between Carson and Curry. The bank teller area had been designed. The design was approved by HARC. The permits for the contractor will be let next week if the final issues are resolved. Comments reiterated that the bank teller area is not involved with the cooperative agreement. Mr. Joiner reiterated his commitment for the Authority to review the final project for Caroline between Curry and Carson Streets. The request to close Caroline and develop a parking lot had been rejected at its inception. Member Smith explained his concern with the proposal and intent to vote against a motion approving it. Member Tatro indicated he understood the proposal and expressed a willingness to make a motion.

Mr. Lipparelli then explained how the item had been agendized and its conflict with staff's recommended motion. He recommended that the Board approve the agreement but not by a resolution.

Member Tatro then moved that the Board approve the interlocal government agreement for the beautification of downtown Carson Street as presented in the staff report with the fiscal impact of \$4,000 as a match from the City of Carson City Redevelopment Capital Outlay and that \$76,000 will be provided from the Federal Highway Intermodal Surface Transportation Efficiency Act through the Nevada Department of Transportation for the design and construction of a highway beautification project on North Carson Street from Caroline Street to Washington Street and direct staff to bring the design to the Redevelopment Authority for approval before any construction occurs. Member Plank seconded the motion. Motion carried 4-1 with Member Smith voting Naye.

B. ACTION ON JENNIFER LOPICCOLO'S REQUEST FOR REDEVELOPMENT INCENTIVE PROGRAM (2-3265) - Mr. Joiner and Chairperson Masayko explained the original commitment, the lack of adequate funding to totally reimburse her, and the Authority's recommendation that funding be taken from another project to makeup that shortage. Discussion ensued among the Authority on the original funding allocation for Ms. Lopiccolo, the Spike and Spur and the lack of a sunset date for the Spike and Spur allocations. Due to the Authority's policy of having a funding source, Mr. Lipparelli recommended approval of the request with direction to Mr. Joiner to determine the funding availability and, if necessary, for him to return with that information for action at a future meeting. Concern was expressed about the notice provided to the Spike and Spur about the potential funding reduction. Clarification of the agenda item indicated the desire to include the Authority's request for consideration of a sunset clause for both projects. Mr. Lipparelli noted that the funding is restricted to those individuals who apply for it and is available only in so far as funding availability permits. Special notification will

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not be given. Normal open meeting noticing requirements will be met. No formal action was taken as a result of the discussion.

There being no other matters for consideration as the Redevelopment Authority, Member Tatro moved to adjourn the Redevelopment Authority. Member Plank seconded the motion. Motion carried 5-0. 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.

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1999. ARE SO APPROVED ON____June_18____,

____/s/____

Robin Williamson, Chairperson

ATTEST:

____/s/____
Alan Glover, Clerk-Recorder