

CARSON CITY REDEVELOPMENT AUTHORITY
Minutes of the September 3, 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, September 3, 1998, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, which began at 8:30 a.m.

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

STAFF PRESENT:	John Berkich	City Manager
	Alan Glover	Clerk-Recorder
	Rob Joiner	Redevelopment Director
	Paul Lipparelli	Chief Deputy District Attorney
	Katherine McLaughlin	Recording Secretary
	(B.O.S. 9/3/98 Tape 1-1550)	

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 Pro-Tem Tatro recessed the Board of Supervisors session and immediately convened the Redevelopment Authority. Vice Chairperson Tatro indicated for the record that a quorum was present although Chairperson Masayko was absent. (See Board of Supervisors Minutes of September 3, 1998, for discussion/action on the other Agenda items.)

APPROVAL OF MINUTES - May 28, 1998 - Member Plank moved to approve the Minutes of May 28, 1998, meeting of the Redevelopment Authority. Member Smith seconded the motion. Motion carried 4-0.

A. DISCUSSION AND POSSIBLE ACTION REGARDING THE RECOMMITMENT OF INCENTIVE PROGRAM FUNDING SET-ASIDE, NOT TO EXCEED \$100,000, FOR THE FORMER GOLDEN SPIKE CASINO BUILDING, 716 NORTH CARSON STREET, FOR A PERIOD NOT TO EXCEED ONE YEAR;
B. DISCUSSION AND POSSIBLE ACTION REGARDING THE FORMER LUCKY SPUR CASINO SITE, 302 NORTH CARSON STREET, REDUCTION IN INCENTIVE PROGRAM FUNDING SET-ASIDE FROM \$100,000 TO \$75,000 FOR A PERIOD NOT TO EXCEED ONE YEAR; AND C. ACTION ON JENNIFER LOPICCOLO'S REQUEST FOR REDEVELOPMENT INCENTIVE PROGRAM FUNDING FOR PROPERTY LOCATED AT 123 WEST SECOND STREET IN THE AMOUNT OF \$25,000 (1-1565) - Mr. Joiner explained his meetings with Museum officials and Tom Johnson, who represents Mr. Serpa, and Mr. Joiner's confidence that progress would occur on the Golden Spike. Discussion indicated that the property owners had been notified of the meetings. The Lucky Spur property owner had not responded beyond individual conversations. These conversations have indicated that, as the Fireside is now addressed, he could dedicate his efforts toward the Spur. Clarification indicated that the sunset clause suggested for the Spike should have an effective date of September 3 and explained the Redevelopment Authority Citizens Committee action on the Spur. Mr. Joiner indicated that there have been people interested in the Spur. Discussion explained the State's lease of the Fireside from another individual who had acquired the property.

Public comments were solicited. Thomas Sawyer questioned the reasons the Spur receives only bad publicity while the Spike had not. The Spike was in just as bad if not worse condition and is receiving a lot of hand holding. The proposed action continued this special treatment. Vice Chairperson Tatro explained the Spike's work with the State. The Spike had been in limbo pending completion of the State's plans for the bank building. This has now occurred and allows the Spike to move forward with its plans. The Redevelopment Authority had focused on both properties as being in need of repair and has been encouraged by the indication that progress will now occur. Mr. Sawyer questioned the reasons for waiting until the State plans are completed before something will occur on the Spike. Additional public comments were solicited but none given.

Member Smith moved that the Redevelopment Authority recommit the incentive funding set aside for a not to exceed amount of \$100,000 for the Golden Spike casino building located at 716 North Carson Street for a period

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not to exceed one year from today's date. Member Bennett seconded the motion. Motion carried 4-0.

Member Smith moved that the Redevelopment Authority approve incentive funding in an amount not to exceed \$75,000 for the former Lucky Spur casino site located at 302 North Carson Street, which is a reduction in the incentive program funding from the original \$100,000, for a period not to exceed one year from today's date. Member Bennett seconded the motion. Vice Chairperson Tatro clarified the motion as being for a funding set aside rather than for funding. Member Smith agreed. Member Bennett concurred. The motion as amended was voted and carried 4-0.

Member Smith moved that the Redevelopment Authority approve Jennifer Lopiccolo's request for redevelopment incentive program funding for property located at 123 West Second Street in the amount of \$25,000. Member Bennett seconded the motion. Following Vice Chairperson Tatro's request for an amendment to the motion, Member Smith withdrew his motion and moved that the Redevelopment Authority approve a request from Jennifer Lopiccolo for final reimbursement of costs to rehabilitate the Old Ormsby House site which is now known as the National Best Sellers Realty at 123 West Second Street in the amount of \$25,000. Member Bennett seconded the motion. Following Mr. Lipparelli's request for an amendment, Member Smith amended his motion to include subject to the conditions stated in the staff report. Member Bennett concurred. The motion as amended was voted and carried 4-0.

There being no other matters for consideration by the Redevelopment Authority, Vice Chairperson Tatro adjourned the Redevelopment Authority and reconvened the Board of Supervisors session.

The Minutes of the September 3, 1998, Carson City Redevelopment Authority meeting

ARE SO APPROVED ON ____ June 18 ____, 1999.

/s/_____
Robin Williamson, Chairperson

ATTEST:

/s/_____
Alan Glover, Clerk-Recorder