

CARSON CITY REDEVELOPMENT AUTHORITY
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A meeting of the Carson City Redevelopment Authority was scheduled to take place during the Board of Supervisors meeting on Thursday, February 2, 2023, in the Community Center Robert “Bob” Crowell Boardroom, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Lori Bagwell
Vice Chairperson Stacey Giomi
Member Curtis Horton
Member Lisa Schuette
Member Maurice White

STAFF: Nancy Paulson, City Manager
Scott Hoen, Clerk-Recorder
Stephanie Hicks, Deputy City Manager
Adam Tully, Deputy District Attorney
Tamar Warren, Senior Deputy Clerk

NOTE: A recording of these proceedings, the Redevelopment Authority’s agenda materials, and any written comments or documentation provided to the Clerk during the meeting are part of the public record. These materials are available for review, in the Clerk’s Office, during regular business hours.

12. CALL TO ORDER - REDEVELOPMENT AUTHORITY

(8:41:47) – Chairperson Bagwell called the Redevelopment Authority Meeting to order.

13. ROLL CALL

(8:41:56) – Mr. Hoen called roll and noted the presence of a quorum.

14. PUBLIC COMMENT

(8:42:08) – Chairperson Bagwell entertained public comments; however, none were forthcoming.

15. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – JANUARY 5, 2023

(8:42:17) – Chairperson Bagwell entertained comments of corrections and when none were forthcoming, a motion.

(8:42:22) – Vice Chair Giomi moved to approve the minutes of the January 5, 2023 Redevelopment Authority meeting. The motion was seconded by Member White and carried 5-0-0.

16. CITY MANAGER

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16.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE APPOINTMENT OF THREE MEMBERS TO THE REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE ("RACC"), ONE FOR THE POSITION OF BUSINESS OPERATOR OR PROPERTY OWNER FROM REDEVELOPMENT AREA 2 FOR A FULL TERM THAT WILL EXPIRE IN JANUARY 2026, AND TWO FOR THE POSITIONS OF CITIZEN-AT-LARGE WITH EACH TO FILL PARTIAL TERMS ENDING IN JANUARY 2025.

(8:43:04) – Chairperson Bagwell introduced the item. Both Chairperson Bagwell and Member White read into the record prepared disclosure statements, advised of no disqualifying conflict of interest, and stated that they would participate in discussion and action. Chairperson Bagwell noted that only one candidate, Lee Kennedy, had applied for the Business Operator or Property Owner position from Redevelopment Area 2 and entertained discussion or a motion.

(8:46:30) – Member Schuette moved to appoint Lee Kennedy to the Redevelopment Area 2 position for a full term expiring in January 2026. Member Horton seconded the motion.

RESULT:	APPROVED (5-0-0)
MOVER:	Member Schuette
SECONDER:	Member Horton
AYES:	Members Horton, Schuette, White, Vice Chair Giomi, and Chair Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

(8:47:09) – Chairperson Bagwell noted that the Citizen-at-Large applicant interviews would be conducted in the following order: 1) Margaret Green-Wilson; 2) Richard Nagel; 3) Ashley Ackerman. David Lambin was not present for the interview.

These interviews may be viewed on the City’s website at:
https://carsoncity.granicus.com/player/clip/2177?view_id=2&redirect=true&h=3641c5a043c8542623125fc9665:dfebc

(8:58:05) – Mayor Bagwell explained the interview process to each candidate and each Authority member asked the same questions to all the candidates. At the end of the interviews, Chairperson Bagwell entertained discussion. Member Schuette called the decision difficult and highlighted the concept of cooperation/collaboration and the making of “decisions that are good for the community” brought forward by Ms. Green-Wilson. She also praised Mr. Nagel’s ideas of “celebrating what we have in Carson City to encourage tourists.” Member Schuette thanked Ms. Ackerman for her vision of the community and believed that she was comfortable with any of the candidates. She later added that Ms. Green-Wilson would be her top candidate. She was also encouraged by Ms. Ackerman’s youth and the concept of giving back to the community. Member White explained that he was trying to find institutional knowledge/experience and the “new blood.” He believed that Ms. Green-Wilson would bring experience and Ms. Ackerman would bring her real estate expertise to the Committee.

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(9:20:07) – Vice Chair Giomi believed that Ms. Green-Wilson provided experience, Mr. Nagel brought his international knowledge, and Ms. Ackerman brought forth her Carson City knowledge, real estate experience, and enthusiasm. Member Horton also explained that all three candidates were eager to serve and qualified. He noted that Mr. Nagel and Ms. Green-Wilson would be his two choices for the position. Chairperson Bagwell noted that the Authority by consensus had selected Ms. Green-Wilson as their top candidate as she would also support her appointment due to her desire to strengthen the infrastructure. She added that she was looking for a well-rounded and balanced Committee with different skill sets, citing the experience of Mr. Kennedy in the business arena. Chairperson Bagwell highlighted Ms. Ackerman’s out-of-the-box suggestions and believed that the rest of the Committee members could fill the role Mr. Nagel could fill. Member Schuette stated that her second vote would go to Mr. Nagel; however, she would also support Ms. Ackerman’s appointment. Chairperson Bagwell entertained a motion.

(9:26:38) – Vice Chair Giomi moved to appoint Margaret Green-Wilson and Ashley Ackerman to the Citizen-at-Large positions, each to fill partial terms expiring in January 2025. Member White seconded the motion.

RESULT:	APPROVED (5-0-0)
MOVER:	Vice Chair Giomi
SECONDER:	Member White
AYES:	Members Horton, Schuette, White, Vice Chair Giomi, and Chair Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

17. FINANCE

17.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION TO AUGMENT AND AMEND THE CARSON CITY REDEVELOPMENT AUTHORITY FISCAL YEAR 2022-2023 BUDGET IN THE AMOUNT OF \$2,079,613.

(9:27:27) – Chairperson Bagwell introduced the item and entertained member or public comments; however, none were forthcoming. Member Schuette thanked Chief Financial Officer (CFO) Sheri Russell-Benabou for responding to her questions via telephone. Ms. Russell-Benabou announced a vacancy on the Audit Committee. Chairperson Bagwell entertained a motion.

(9:28:33) – Vice Chair Giomi moved to adopt Resolution No. 2023-RA-R-1. The motion was seconded by Member White.

RESULT:	APPROVED (5-0-0)
MOVER:	Vice Chair Giomi
SECONDER:	Member White
AYES:	Members Horton, Schuette, White, Vice Chair Giomi, and Chair Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

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(9:29:14) – Chairperson Bagwell entertained final public comments. Deni French thanked all the candidates and noted that the Nevada State Prison should be considered a Redevelopment District “as part of the City’s history.” He also wished to see insects as “part of the Redevelopment consideration.”

19. FOR POSSIBLE ACTION: TO ADJOURN AS THE REDEVELOPMENT AUTHORITY

(9:32:10) – Chairperson Bagwell adjourned the Redevelopment Authority meeting at 9:32 a.m.

The Minutes of the February 2, 2023 Carson City Redevelopment Authority meeting are so approved on this 20th day of April, 2023.

LORI BAGWELL, Chair

ATTEST:

SCOTT HOEN, Clerk-Recorder