

City of Carson City  
Agenda Report

Item # 9A

**Date Submitted:** May 29, 2007

**Agenda Date Requested:** June 7, 2007

**Time Requested:** 5 minutes

**To:** Redevelopment Authority

**From:** Joe McCarthy, Office of Business Development

**Subject Title:** Action to adopt Resolution No. \_\_\_\_\_, a resolution by the Carson City Redevelopment Authority that recommends to the Carson City Board of Supervisors to create an amendment to the boundaries of Redevelopment Project Area No. 2 by adding the former Kmart building property and the North Town Shopping Plaza to the Redevelopment District and, pursuant to NRS 279.608, ensure that such an amendment does not cause any substantial change to the community's master plan.

**Staff Summary:** The purpose of this resolution is to begin the process to amend our Redevelopment Project Area No. 2 in order to continue to energize Carson City's aging shopping centers and re-tenant vacant big box buildings. The Redevelopment Authority's long-term strategy employs a public and private partnership approach that will retain and enhance additional commercial activity in this area. The addition of these properties to the current Project Area No. 2 is consistent with the annual goals and objectives of the Carson City Board of Supervisors in as much as this action facilitates efforts to revitalize Carson City's aging shopping to help turn them into economic success stories and sales tax generating engines.

District Attorney, Neil Rombardo, has met with staff of the Office of Business Development and has expressed support with this

**Type of Action Requested:** (check one)

☒ Resolution

☐ Ordinance

☐ Formal Action/Motion

☐ Other (Specify)

**Does This Action Require A Business Impact Statement:** ☐ Yes ☒ No

**Recommended Board Action:** I move to adopt Resolution No. \_\_\_\_\_, a resolution by the Carson City Redevelopment Authority that recommends to the Carson City Board of Supervisors to create an amendment to the boundaries of Redevelopment Project Area No. 2 by adding the former Kmart building property and the North Town Shopping Plaza to the Redevelopment District and, pursuant to NRS 279.608, ensure that such an amendment does not cause any substantial change to the community's master plan.

**Explanation for Recommended Board Action:** NRS Chapter 279 allows concerned communities to identify deteriorated areas that need revitalization through redevelopment. Redevelopment projects work best when paving the way for private investment that otherwise would not occur. The recommendation emphasizes the strict use of redevelopment as a catalyst for private investment. Carson City continues to have vacant big box stores and empty in-line shops. New commercial development is imperative to address our dependency on sales tax to pay for city services. Two readings of the ordinance will be scheduled before the amendment would take effect.

Applicable Statue, Code, Policy, Rule or Regulation: NRS 279.608

Fiscal Impact: n/a

Explanation of Impact: n/a

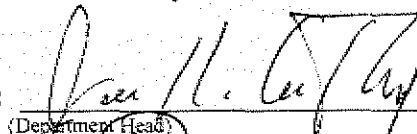
Funding Source: n/a

Alternatives: Not add these properties at this time.

Supporting Material: Proposed resolution and supporting material

Prepared By: Joe McCarthy

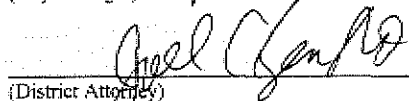
Reviewed By:

  
(Department Head)

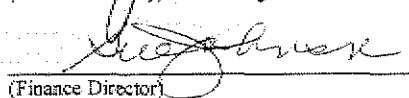
Date: 5-29-07

  
(City Manager)

Date: 5-29-07

  
(District Attorney)

Date: 5-29-07

  
(Finance Director)

Date: 5/29/07

Board Action Taken:

Motion: \_\_\_\_\_

1) \_\_\_\_\_

Aye/Nay

2) \_\_\_\_\_

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(Vote Recorded By)

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION BY THE CARSON CITY REDEVELOPMENT AUTHORITY  
RECOMMENDING TO THE CARSON CITY BOARD OF SUPERVISORS AN  
AMENDMENT TO THE REDEVELOPMENT PLAN PURSUANT TO NRS 279.608  
ADDING THE NORTH TOWN SHOPPING PLAZA AND THE VACANT FORMER  
KMART BUILDING IN CARSON CITY TO THE EXISTING REDEVELOPMENT  
PROJECT AREA NO. 2**

WHEREAS, in 2005, the Carson City Redevelopment Authority and Board of Supervisors approved the original ordinance in 2005 that adopted the Redevelopment Plan (the Plan) for a new redevelopment district, Redevelopment Project Area No. 2, and

WHEREAS, the Carson City Redevelopment Authority desires to amend the Plan and recommends this amendment to the Carson City Board of Supervisors, and

WHEREAS, NRS 279.608 allows an amendment to the Plan to add new areas to a redevelopment project, and

WHEREAS, NRS 279.608 requires the Redevelopment Authority to recommend to the Board of Supervisors the specific purpose of the amendment to the Plan, and

WHEREAS, the amendment adds the North Town Shopping Plaza and the vacant, former Kmart building to Redevelopment Project Area No. 2, and

WHEREAS, the amendment to the boundaries to Redevelopment Project Area No. 2 causes no substantial change to Carson City's existing Master Plan, and

WHEREAS, the addition of these parcels would benefit the general welfare of the people of Carson City by furthering an increased potential of generating sales tax and property tax revenues to Carson City and the Redevelopment Authority, and

WHEREAS, an increase in revenue is necessary to increase further redevelopment opportunities, and

WHEREAS, the Board of Supervisors shall not exercise the power of eminent domain on any property for economic development purposes consistent with such prohibitions as specified in NRS 279, and

WHEREAS, a property owner may be willing to sell a deteriorating property to free the property owner of a problem and allow for assemblage of property for larger-scale development, and

WHEREAS, NRS 279.608(5) requires an ordinance by the Board of Supervisors to amend a redevelopment project area,

THEREFORE, the Carson City Redevelopment Authority resolves that the added properties conform to the characteristics and factors listed in NRS 279.388 and are consistent with the objectives of the Plan for Redevelopment Project Area No. 2, and

Further resolves that the Redevelopment Authority does hereby recommend to the Board of Supervisors to amend the Plan by adding property within the North Town Shopping Plaza and the vacant, former Kmart building to the Redevelopment Project Area No. 2.

ADOPTED Resolution No. \_\_\_\_\_, this 7th day of June, 2007.

AYES: Redevelopment Authority Members

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NAYES: Members

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ABSENT: Members

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ROBIN WILLIAMSON, Chair

ATTEST:

\_\_\_\_\_  
ALAN GLOVER, Clerk-Recorder