

## **REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE**

### **Minutes of the February 23, 1999 Meeting**

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A regular meeting of the Redevelopment Authority Citizens Committee was held at 5:30 p.m. on Tuesday, February 23, 1999 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

**PRESENT:** Chairperson Robin Williamson

Steve Browne

Art Hannafin

Linda Johnson

Joe McCarthy

Don Thayer

**STAFF:** John Flansberg, Streets Superintendent

Kathleen King, Recording Secretary

(RACC 02/23/99; 1-0001)

**NOTE:** Unless indicated otherwise, each item was introduced by Chairperson Williamson. A tape recording of these proceedings is on file in the Clerk-Recorder's office and is available for review and inspection during normal business hours.

**A. CALL TO ORDER AND DETERMINATION OF QUORUM** (1-0002) - Chairperson Williamson called the meeting to order at 5:32 p.m. Roll call was taken and a quorum established. Member Schmidt was absent.

**B. APPROVAL OF MINUTES** (1-0004) - Member Browne moved to approve the July 28, 1998 minutes. Member McCarthy seconded the motion. Motion carried 6-0-1-0. Member Johnson moved to approve the January 14, 1999 minutes. Member McCarthy seconded the motion. Motion carried 6-0-1-0.

**C. MODIFICATION OF AGENDA** (1-0023) - Chairperson Williamson modified the agenda to address item F-2 last. The remaining agenda items were addressed accordingly.

**D. COMMITTEE REPORTS** (1-0034) - None.

**E. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS** (1-0037) - None.

**F. DISCUSSION AND POSSIBLE ACTION ON:**

**F-1. R.I.P.-98/99-6: A REQUEST FROM LESLIE AND JOANNE KYNETT FOR A WAIVER OF TWO PARKING SPACES REQUIRED FOR CONVERSION OF AN EXISTING RESIDENCE INTO AN OFFICE, ON PROPERTY LOCATED AT 408 WEST THIRD STREET (ASSESSOR'S PARCEL NUMBER 3-122-05)** (1-0040) - Mr. Kynett advised of approval of the project by the Historic Architecture Review Commission earlier in the day. Discussion ensued with regard to parking in the area and the Kynetts' proposed plans for parking at their building. At the request of Mr. Joiner, they submitted a parking survey for review by the Committee, and discussion ensued regarding possible alternatives to their proposal, the need for review, by City staff, of the potential parking problem in the area and of RACC's parking variance policy. Member Hannafin moved that the Redevelopment Authority Citizens Committee recommend to the Redevelopment Authority approval of a request from Leslie and JoAnne Kynett for waiver of one parking space required for conversion of an existing residence into an office on property located at 408 West Third Street (Assessor's Parcel Number 3-122-05), and with the understanding that any acknowledgments or stipulations to the Citizens Committee or Redevelopment Authority may be considered as further conditions of approval, those conditions being (1) all development shall be substantially in accordance with the plans approved by the HARC; and (2) all on and off-site improvements shall conform to City standards and requirements. Member Browne seconded the motion. Discussion ensued with regard to the actual number of parking space waivers being requested by the Kynetts. Motion carried 6-0-1-0.

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**F-2. AN AGREEMENT BETWEEN THE CARSON CITY REDEVELOPMENT AUTHORITY AND THE CARSON CITY CONVENTION AND VISITORS BUREAU (CCCVB) TO HAVE THE CCCVB MANAGE THE WILD WEST TOUR AND GHOST WALK FOR FY 98/99 AND FY 99/00 (1-0331)** - Candace Duncan, Executive Director of the Carson City Convention and Visitors Bureau, explained the decision to move the Wild West Tour to Memorial Day weekend and discussed publicity for the same. Discussion ensued with regard to encouraging participants to visit downtown businesses during these events, advertising, and the change in location to the Brewery Arts Center. Member Browne moved that the Redevelopment Authority Citizens Committee recommend that the Redevelopment Authority adopt a contract with the Carson City Convention and Visitors Bureau for administration of the Wild West Tour and Ghost Walk events for the period beginning May 1, 1999 through April 30, 2000, Y2K problem notwithstanding, with compensation not to exceed \$17,500.00. Member Johnson seconded the motion. Motion carried 6-0-1-0.

**F-3. AN AGREEMENT BETWEEN THE CARSON CITY REDEVELOPMENT AUTHORITY AND THE NEVADA LANDMARKS SOCIETY TO HAVE THE NEVADA LANDMARKS SOCIETY MANAGE SEVERAL EVENTS, INCLUDING SPRING AND SUMMER HOME AND GARDEN TOURS, A GARDEN FAIR, AN ICE CREAM SOCIAL, AND A CHRISTMAS OPEN HOUSE TOUR (1-0426)** - Paula Cannon and Susan Ballew, of Nevada Landmarks Society, appeared on behalf of Dorothy Dolan, the Society's president. Ms. Cannon discussed the priorities of the Landmarks Society, including the Roberts House and the annual Christmas Open House Tour. She further discussed event suggestions, including a Spring Fling event which would be held on a weekend at the Pony Express Pavilion with a variety of vendors; an early summer open house and garden tour of historic houses, which may include docents and/or actors; and a late summer open house and garden tour featuring homes on the east side. Ms. Duncan explained Mr. Joiner had suggested these events be coordinated in the same manner as the Landmarks Society plans their annual Christmas Open House, i.e., preparation of a map for self-guided tours. Discussion ensued with regard to past Landmarks Society events and costs, distribution of the Kit Carson Trail maps, repairs to the talking house transmitters, the enthusiasm of the Landmarks Society for managing the suggested events, one of the purposes of the contract being to generate more downtown business, and the number of Landmarks Society volunteers. Member Browne suggested the Landmarks Society focus on a proposal for two to three summer events which would replace the weekly tours and still achieve the goals of the RACC. Ms. Duncan suggested that a proposal be submitted to the Convention and Visitors Bureau by March 1 as grant monies may be available for Landmarks events. No formal action was taken.

**F-4. RECOMMENDATION FROM PRIVATE DOWNTOWN PROPERTY OWNERS, AND THE CHAMBER OF COMMERCE MAIN STREET COMMITTEE TO: RELOCATE AN EXISTING LOADING ZONE FROM WEST TELEGRAPH STREET, EAST OF NORTH CURRY STREET, TO WEST TELEGRAPH STREET, EAST OF NORTH NEVADA STREET; REDIRECT AUTOMOBILE TRAVEL FROM TWO-WAY TO ONE-WAY, WEST-BOUND, ON WEST TELEGRAPH STREET, BETWEEN NORTH CARSON STREET AND NORTH NEVADA STREET; DESIGNATE ADDITIONAL DIAGONAL STREET-SIDE PARKING SPACES IN PLACE OF EXISTING PARALLEL PARKING SPACES ON PORTIONS OF NORTH CURRY STREET AND WEST TELEGRAPH STREET; AND SEEK FUNDING FOR TRAFFIC CALMING AND LANDSCAPING FEATURES AT THE INTERSECTION OF NORTH CURRY STREET AND WEST TELEGRAPH STREET (1-0784)** - Discussion ensued with regard to three phases of the proposed project, costs for the entire project, striping for the area from Carson Street to Curry Street, the width of the subject streets and sidewalks, required curb cuts, funding, review of the project by traffic engineers, and alternate travel routes. Fred Jones, of Farmers Insurance, discussed customer parking for his business. Further discussion ensued with regard to deliveries, inclusion of one to two fifteen-minute parking spaces, and requesting City staff to include a traffic analysis in the proposed plan. Member Thayer moved to direct the Redevelopment Director to obtain project costs, traffic impact information, and a more definitive plan, for the North Curry and West Telegraph Streets parking and intersection improvement projects, and return at the next regular Redevelopment Authority Citizens Committee meeting with recommendations for funding from either the FY 98/99 or FY 99/00 redevelopment budgets. Member Hannafin seconded the motion.

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Discussion ensued with regard to a more definitive plan, an artist's rendering, the timetable for submitting a project plan, and funding. Chairperson Williamson called for a vote on the pending motion. Motion carried 6-0-1-0.

#### **G. UPDATE OF REDEVELOPMENT PROJECTS (1-1357)**

##### **G-1. REVIEW OF FY 98/99 REDEVELOPMENT AUTHORITY REVENUES AND EXPENDITURES AND PRELIMINARY ESTIMATES OF FY 99/00 REVENUES (1-1358)**

Discussion ensued with regard to receiving more information on funding sources, specifically committed funds, anticipated funds, commitments for the anticipated funds, and any remaining revenues. Further discussion ensued with regard to anticipated revenues, events to generate downtown business, receiving input from downtown business owners for event ideas, noticing downtown business owners of Main Street Committee meetings, focusing on improvement of the downtown infrastructure to attract more businesses, the lack of participation of downtown business owners in events, funding cultural events, a schedule of events to be available in hotel rooms, review of salary for the contracted events coordinator, and an events/marketing coordinator position funded by the City. Discussion regarding events marketing will be agendized for the next meeting.

##### **G-2. FORMER GOLDEN SPIKE BUILDING, 716 NORTH CARSON STREET (\$100,000 INCENTIVE FUND SET-ASIDE) (1-2137)** - Chairperson Williamson reported this project is moving forward, however, the necessary documents for review of the project have yet to be received. Discussion ensued with regard to design review and the incentive request.

##### **G-3. FORMER LUCKY SPUR BUILDING, 302 NORTH CARSON STREET (\$75,000 INCENTIVE FUND SET-ASIDE) (1-1465)** - Discussion ensued with regard to recent installation of a chain link fence rimmed in barbed wire, and the progress of this project.

##### **G-4. NORTH CARSON STREET BEAUTIFICATION PROJECT: COMPLETION OF STREETSCAPE IMPROVEMENTS BETWEEN CAROLINE STREET AND WASHINGTON STREET (PARTIALLY FUNDED BY FEDERAL HIGHWAYS ENHANCEMENT GRANT) (1-2182)** - Chairperson Williamson appeared at the legislature with regard to this project earlier in the day. She discussed funding for the interior of the FIB Building, the facade, and the Carson Street improvements, and a cooperative venture proposal among the City, the State and the Carson Nugget for expansion of parking at the Carson Nugget.

#### **H. PUBLIC COMMENTS (1-2416)** - Member Thayer thanked the Committee for changing the meeting schedule to accommodate his schedule. He discussed his opposition to the decision made at the last meeting to move the Farmers Market to the Pony Express Pavilion. Discussion ensued with regard to the same and with regard to agendizing items such as this over several meetings so that the Committee members have time to contemplate and discuss appropriate action. Member Hannafin appeared at the Board of Supervisors meeting, following the RACC meeting at which the decision was made, to express his opposition to moving the Farmers Market. Member McCarthy reminded the Committee that he has offered the Brewery Arts Center parking lot for use by the Farmers Market. Discussion ensued with regard to the business owners' and vendors' views of the Farmers Market and a survey taken regarding the same. Member McCarthy advised of his participation in planning a six-day Millennium Celebration event scheduled for December 26, 1999 through January 1, 2000.

#### **I. ADJOURNMENT (1-2764)** - Member Browne moved to adjourn the meeting at 8:00 p.m. Member Thayer seconded the motion. Motion carried 6-0-1-0.

The Minutes of the February 23, 1999 Redevelopment Authority Citizens Committee

ARE SO APPROVED \_\_\_\_\_, 1999.

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ROBIN WILLIAMSON, Chairperson