

## **REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE**

### **Minutes of the March 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, March 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  
Mark Schmidt  
Don Thayer

**STAFF:** Rob Joiner, Principal Planner  
Kathleen King, Recording Secretary  
(RACC 03/23/99; 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 5:31 p.m. Roll call was taken and a quorum established. Member McCarthy arrived at 5:35 p.m. Member Schmidt arrived at 5:37 p.m. Member Thayer arrived at 5:41 p.m. (At this point, the tape malfunctioned and a new tape was started.)

**B. APPROVAL OF MINUTES** (1-0002) - Mr. Joiner advised the Committee the minutes had been mailed separately from the agenda packet. Member Browne moved to approve the minutes of February 23, 1999. The motion died for lack of a second. As not all members received them, Committee consensus was to address approval of the February 23, 1999 minutes at the next monthly meeting.

**C. MODIFICATION OF AGENDA** (1-0017) - Chairperson Williamson modified the agenda to reverse the order of items F-1 and F-2.

**D. COMMITTEE REPORTS** (1-0023) - None.

**E. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS** (1-0025) - None.

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

**F-1. COST OF DESIGNATING 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** (1-0434) - Chairperson Williamson distributed a memo from John Flansberg with regard to this item. She discussed the meeting with Rob Joiner, John Flansberg, Harvey Brotzman and Curtis Fisher and advised of storm drainage facilities which need to be moved, thus increasing the cost of this project. Discussion ensued with regard to funding sources, traffic circulation, redesigning the island configurations, continuing the project through the length of Curry Street, the impact of the project on recruitment of downtown businesses, utilizing private contractors, the artist's rendering, the public hearing process, submission of the project to the Board of Supervisors, requesting City staff to prepare contract documents for the execution of the plan, and development of a time line. Chairperson Williamson reviewed the Committee consensus, as follows: submit Member Hannafin's plan to the Mainstreet Committee for review and schedule public hearings. The draft plan will additionally be submitted to City staff for fine tuning of cost estimates. No formal action was taken.

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**F-2. 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 (1-0031)** - Mr. Joiner discussed the formation of the historic district and the Cultural Resource Inventory prepared by Paula Bergosian in the 1970s. Dorothy Dolan, President of the Nevada Landmarks Society ("NLS"), discussed her ideas for spring and summer events, including a Sisters of the Sage performance during the Wild West Tour event in May, and a garden tour in June. Discussion ensued with regard to the garden tour, the annual Plant, Book and Bake Sale, the ticket price for the Christmas Tour, advertising, and a specific proposal to incorporate into the agreement with the NLS. Ms. Dolan invited Mr. Joiner to the NLS Board Meeting on April 5 in order to discuss ideas for a proposal. Eileen Cohen, President of the Carson City Preservation Coalition, discussed several projects currently in progress, including an ethnicity study, an east side study, and a historic profile program. The goal of these studies is uncertain, however, one possibility is a "drive-by green line." Ms. Cohen also discussed efforts to design a plaque for the Charles Friendland observatory, and for Chinatown. She informed the Committee of the Coalition's meetings, held the last Monday of each month at 7:00 p.m. in the Conference Room at the State Library and Archives Building, and invited the Committee members to attend. Discussion ensued with regard to a budget for these events, finalizing a proposal, income generated by event ticket sales, and the goal of getting event participants into downtown businesses. Mr. Joiner suggested contacting Fred and Maxine Nietz to coordinate the events with downtown business owners. Chairperson Williamson thanked the Landmarks Society and Preservation Coalition representatives for their attendance and input. Discussion ensued with regard to the possibility of scheduling a special meeting on this matter before the next monthly meeting. No formal action was taken.

**F-3. CURRENT POLICY ON PARKING WAIVERS WITHIN REDEVELOPMENT INCENTIVES PROGRAM (1-1006)** - Mr. Joiner discussed the shared concern of the Historic Architectural Review Commission with regard to this matter. Discussion ensued with regard to parking in the medical community, drafting a policy regarding parking variances, the escalation of this problem within the redevelopment district in general, and formation of a subcommittee. Members Hannafin and Johnson volunteered to make up the parking subcommittee. No formal action was taken.

**F-4. REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE DUTIES AND BYLAWS (1-1173)** - Chairperson Williamson referred to the committee list and the incentives resolution included in the members' packets. Discussion ensued with regard to investigating the possibility of the Citizens Committee becoming the Redevelopment Authority, the process by which a new Redevelopment Authority would be formed, the statute prohibiting Redevelopment Authority members from acquiring new property within the redevelopment district, appointing a subcommittee for review of this matter, and redevelopment bills currently in the legislature. Committee consensus was to request staff to research this matter and report back. No formal action was taken.

## **G. UPDATE OF REDEVELOPMENT PROJECTS**

**G-1. REVIEW OF FY 98/99 REDEVELOPMENT AUTHORITY REVENUES AND EXPENDITURES AND PRELIMINARY ESTIMATES OF FY 99/00 REVENUES (1-1410)** - Mr. Joiner reviewed the Committee's three accounts, as follows: administrative, projects and revolving. Balances in these accounts are in the process of being determined, however, Kit Weaver estimates that, through tax increment financing, the Committee will have \$281,000 for fiscal year 99/00. Of that amount, the cost for debt service is \$226,000. The balance of \$55,000 will be increased by "carry over money", the balance of which is also in the process of being determined in that the North Carson Street project (most of which is ISTEA-funded) is still being paid off, and bills are still trickling in from last year's events. Mr. Joiner estimated approximately \$60,000 in administrative carry over funds, but this depends on whether any more bills will need to be paid. Discussion ensued with regard to committed funds, property tax income, funding for events, implementing a grant process, ensuring event funding complies with previously determined goals and priorities, and funding charity events. Committee consensus was to request staff to

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provide the list of the Committee's goals and priorities, together with an example RFP, at the next meeting.

**G-2. FORMER GOLDEN SPIKE BUILDING, 716 NORTH CARSON STREET (\$100,000 INCENTIVE FUND SET-A-SIDE) (1-1819)** - Mr. Joiner reported an asbestos analysis is being performed, a request for funds is upcoming, and elevation and design review has yet to be submitted.

**G-3. FORMER LUCKY SPUR BUILDING, 302 NORTH CARSON STREET (\$75,000 INCENTIVE FUND SET-A-SIDE) (1-1829)** - Mr. Joiner reported the property has been fenced and the project is progressing.

**G-4. NORTH CARSON STREET BEAUTIFICATION PROJECT: COMPLETION OF STREETSCAPE IMPROVEMENTS BETWEEN CAROLINE STREET AND WASHINGTON STREET (PARTIALLY FUNDED BY FEDERAL HIGHWAYS ENHANCEMENT GRANT) (1-1836)** - Mr. Joiner reported the beautification project is out to bid and should be awarded next week.

**G-5. PENDING LEGISLATION AFFECTING REDEVELOPMENT AGENCIES IN 1999 NEVADA STATE LEGISLATURE (1-1843)** - Mr. Joiner reported there have been no bills presented which would require this Committee to spend money throughout the redevelopment district, on affordable housing, or on abolishing eminent domain. A permissive bill has been introduced which would allow the redevelopment district to levy a tax on all properties within the district to fund maintenance and repair. Discussion ensued with regard to the same.

#### **H. PUBLIC COMMENTS (1-1935) - None.**

**I. ADJOURNMENT (1-1937)** - Member Johnson moved to adjourn the meeting at 7:25 p.m. Member Browne seconded the motion. Motion carried 7-0.

The Minutes of the March 23, 1999 meeting of the Redevelopment Authority Citizens Committee

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

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ROBIN WILLIAMSON, Chairperson