

REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

Minutes of the June 16, 1999 Meeting

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A regular meeting of the Redevelopment Authority Citizens Committee was held at 5:15 p.m. on Wednesday, June 16, 1999 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Robin Williamson
Steve Browne
Art Hannafin
Mark Schmidt
Don Thayer

STAFF: Rob Joiner, Principal Planner
Kathleen King, Recording Secretary
(RACC 06/16/99; Tape 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 regular business hours.

A. CALL TO ORDER AND DETERMINATION OF QUORUM (1-0002) - Chairperson Williamson called the meeting to order at 5:22 p.m. Roll call was taken and a quorum was present. Member Hannafin arrived at 5:24 p.m. Members Johnson and McCarthy were absent.

B. APPROVAL OF MINUTES (1-0008) - Member Browne moved to approve the minutes of the May 19, 1999 meeting. Member Schmidt seconded the motion. Motion carried 4-0-3-0.

C. MODIFICATION OF AGENDA (1-0024) - None.

D. COMMITTEE REPORTS (1-0025) - Chairperson Williamson advised of a meeting on June 15, 1999 with Members Browne and Hannafin, Rob Joiner, John Flansberg, and Don Ross in regard to Telegraph Square. (Member Hannafin arrived at 5:24 p.m.) Options for the concrete were discussed and a decision made to color, sandblast and cut it. Discussion with regard to the cost followed. Member Hannafin will prepare the final drawings for construction, which will begin in August. An additional decision was made to stripe parking spaces and relocate the loading zones prior to August construction. The entire project should be completed by Nevada Day. Mr. Joiner advised that Bill Hissom has agreed to change the signage on Telegraph Street to read: "Cactus Jack's, Horseshoe, and other adjacent businesses parking." No parking for City/State employees will be enforced. Discussion with regard to the cost for signage and "grandfathering" leased client parking spaces followed.

E. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0094) - Pete Bachstadt requested input with regard to how redevelopment projects are funded. Mr. Joiner explained the process by which tax revenue is generated for redevelopment and discussion ensued with regard to the fact that these monies are required to be spent in the redevelopment district; creating other redevelopment districts; incentive funds and requirements for the same.

F. DISCUSSION AND ACTION ON:

F-1. REQUEST BY BETH SKIPWORTH FOR REIMBURSEMENT OF SPECIAL USE PERMIT FEES FACILITATING RELOCATION OF BUSINESS AT 208 N. CARSON STREET (ENCORE CONSIGNMENT) TO DOWNTOWN (1-0246) - Mr. Joiner provided background information on this item and discussion ensued with regard to the possibility of setting a precedent. Mr. Joiner explained the requirement for a special use permit for the sale of used merchandise which is not antique. Discussion ensued with regard to ensuring that the store owner does not decide to change the nature of her business or merchandise. Member Browne moved to approve reimbursement of \$325 in special use permit fees for Beth Skipworth, based on the following conditions: (1) This is a hardship case where the owner was on Main

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Street, got burned out, and is trying to relocate back to Main Street; (2) The owner offers, and agrees to continue to offer, high quality used merchandise; and (3) That the reimbursement is contingent upon her getting a special use permit, opening for business and applying for the reimbursement from the Redevelopment Authority Citizens Committee under those conditions. Following discussion, Member Browne amended the wording of his motion to indicate "extraordinary circumstances" rather than a "hardship case." Member Hannafin seconded the motion. Mr. Joiner clarified that Mrs. Skipworth's merchandise is not vintage clothing, but women's contemporary fashions. Member Schmidt reiterated his concern that the business remain as a clothing store. Chairperson Williamson called for a vote on the pending motion. Motion carried 5-0-2-0.

F-2. CONSIDERATION OF REFUND AND REFINANCING OF REDEVELOPMENT DISTRICT BONDS (1-0412) - Mr. Joiner advised that this matter is only being researched and considered at this time. No formal action was taken.

F-3. IMPLEMENTATION OF RECENTLY ADOPTED AMENDMENTS TO N.R.S. AFFECTING REDEVELOPMENT LAW IN NEVADA (1-0433) - Chairperson Williamson distributed a Legislative update prepared by Walker & Associates and Mr. Joiner reviewed the pertinent bills. No formal action was taken.

F-4. CONSIDERATION OF REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE MONTHLY MEETING DATE (1-0481) - Chairperson Williamson pointed out that the monthly meetings are falling on the same day as the Chamber of Commerce Mixer and the Farmers Market. Discussion ensued with regard to an alternative meeting date. Member Thayer moved to hold the Redevelopment Authority Citizens Committee meetings on the fourth Tuesday of each month at 5:15 p.m. Member Schmidt seconded the motion. Motion carried 5-0-2-0.

F-5. DOWNTOWN DESIGN GUIDELINES, INCLUSION OF MINIMUM PROPERTY MAINTENANCE STANDARDS (1-0545) - Mr. Joiner provided background information on this item and the opposition, by the Chamber of Commerce and several downtown property owners, to its inclusion in the Downtown Design Guidelines. He explained that unless a health and safety concern exists, there is no authority to enforce maintenance standards. He advised that the Historic Architecture Review Commission is currently rewriting their ordinance and that the language used may be adaptable to this issue. Discussion ensued with regard to procedures used in other cities to enforce property maintenance, and aesthetic concerns for downtown. No formal action was taken.

G. UPDATE OF REDEVELOPMENT PROJECTS

G-1. FORMER GOLDEN SPIKE BUILDING, 716 NORTH CARSON STREET (\$100,000 INCENTIVE FUND SET-A-SIDE) (1-0657) - Mr. Joiner advised the developers will go before the Board on June 17, 1999 for approval of their \$100,000 set-aside. The ownership issue still exists, however, Alan Glover has verified information that John Serpa, Jr. is a principal in the limited partnership.

G-2. FORMER LUCKY SPUR BUILDING, 302 NORTH CARSON STREET (\$75,000 INCENTIVE FUND SET-A-SIDE) (1-0669) - Mr. Joiner reported he had spoken with George Halyak, who still has the \$75,000. He reminded Mr. Halyak that the funds revert back to the Redevelopment Authority in September 1999.

G-3. NORTH CARSON STREET BEAUTIFICATION PROJECT: COMPLETION OF STREET-SCAPE IMPROVEMENTS BETWEEN CAROLINE STREET AND WASHINGTON STREET (PARTIALLY FUNDED BY FEDERAL HIGHWAYS ENHANCEMENT GRANT) (1-0706) - Mr. Joiner advised he had spoken with Marilyn Harper and she is pleased with the proposed improvements.

G-4. NEVADA STATE MUSEUM, FORMER FIRST INTERSTATE BANK BUILDING PLANS FOR RENOVATION (1-0726) - Mr. Joiner advised this proposal had been funded and \$50,000 has

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been set aside for exterior renovations. He will obtain the final design for review by the Committee.

G-5. RETAIL AND RESTAURANT PROJECTS (METCALF BUILDERS AND RJS INC.) AT SOUTH CARSON AND E. TENTH STREETS (1-0744) - Mr. Joiner reported this project is ongoing. The Plaza Street project has been worked out with Art Cruz participating with the contractors and will be coordinated with the retail and restaurant projects. Mr. Joiner explained the condition of approval for abandoning Tenth Street from Carson Street to Plaza Street. Chairperson Williamson advised that the Board of Supervisors has asked for judicial review of the dedication status. This will be expedited for an opinion. Discussion ensued with regard to the Committee's policy of approving a project prior to construction. Chairperson Williamson advised that the Plaza Hotel developers were prepared to come before the Redevelopment Authority for funding and were told they didn't have to at that time.

G-6. SURVEY BY CARSON CITY CONVENTION AND VISITORS BUREAU REGARDING POTENTIAL OF CARSON CITY AND ATTRACTING LARGER BUSINESS AND PROFESSIONAL MEETINGS/CONVENTIONS (1-0808) - Mr. Joiner explained the purpose of the survey to determine marketing areas for conventions in Carson City. He read into the record a marketing survey form prepared by the Newport Beach Convention and Visitors Bureau. Discussion ensued with regard to the responsibilities of the Convention and Visitors Bureau to attract convention business to Carson City and existing meeting space in Carson City for medium-sized conventions. Chairperson Williamson suggested inviting Candace Duncan to the next meeting.

H. PUBLIC COMMENTS (1-0975) - Mr. Joiner advised Larry Osborne, of the Chamber of Commerce, will be presenting an update, at the June 17, 1999 Board of Supervisors meeting, regarding the contract to survey, market, and recruit five businesses to the downtown area. He provided an overview of Mr. Osborne's presentation and discussion ensued with regard to actively recruiting businesses to relocate downtown, the possibility of hiring a recruiter, and preparing a graphic presentation of the downtown area for potential developers. Further discussion ensued with regard to agendizing discussion and action on the Carson Street repaving project and this weekend's Taste of Downtown Event.

I. ADJOURNMENT (1-1202) - Member Browne moved to adjourn the meeting at 6:39 p.m. Member Schmidt seconded the motion. Motion carried 5-0-2-0.

The Minutes of the June 16, 1999 Redevelopment Authority Citizens Committee

ARE SO APPROVED _____, 1999.

ROBIN WILLIAMSON, Chairperson