

REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

Minutes of the November 12, 1998 Meeting

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A regular meeting of the Redevelopment Authority Citizens Committee was held on Thursday, November 12, 1998 in the City Manager's Conference Room, 201 N. Carson St., Carson City, NV at 5:30 p.m.

PRESENT: Chairperson Ray Masayko
Steve Browne
Art Hannafin
Joe McCarthy
Mark Schmidt

STAFF: Fran Smith, Recording Secretary
(RACC 11-12-98 1-000-A)

NOTE - Unless otherwise indicated each item was introduced by Chairperson Masayko. Individuals speaking are identified following the heading of each item. A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

A. CALL TO ORDER - Chairperson Masayko called the meeting to order at 5:37 p.m. A roll call was taken and a quorum was present although Vice Chairperson Johnson and Member McCarthy were absent and Member Browne had not yet arrived.

B. APPROVAL OF MINUTES - Member Schmidt moved to approve the Minutes of the October 8, 1998 non-meeting as presented. Member McCarthy seconded the motion. Motion carried 4-0-3-0.

C. MODIFICATION OF AGENDA - None.

D. COMMITTEE REPORTS - None.

E. STAFF REPORT AND H. UPDATE OF REDEVELOPMENT PROJECTS - Chairperson Masayko noted that Mr. Joiner was not present and deferred the discussion until later in the meeting.

F. PUBLIC COMMENT - None.

Member Browne arrived at 5:41 p.m.

G. DISCUSSION AND POSSIBLE ACTION ON:

1. R.I.P. 98/99-3, REQUEST FROM RJS PROPERTIES, INC. FOR REDEVELOPMENT INCENTIVES PROGRAM FUNDING FOR A PROJECT ON PROPERTY LOCATED AT 1001 SOUTH CARSON STREET, APN 4-055-04 AND 4-055-05 - (1-025-A) Richard Staub - Thomas Metcalf - Jack Sterling - Chairperson Masayko said this is a commercial office building at a cost of \$1.935MM. Member Browne said he did not see any substantial change from what had previously been shown to the Committee. Chairperson Masayko said what had happened was that the projects had been separated although they are close to each other. Member McCarthy referred to the memo from Mr. Joiner where he had said it is anticipated that funds will be available from the reimbursement to the City on the abandonment of East 10th Street. Chairperson Masayko talked about how the City had been laid out and provided an extensive history of the abandonment process. It was then explained that there had not been any negative comments from the adjacent property owners. It was also stated that this project and that in G-2 had been approved by Downtown Design Review.

(1-0181-A) At this point Mr. Staub, who had a drawing of the project, visually pointed out the site and provided extended information on what is anticipated in its development. The issue of parking was brought up and it was explained it is more than that which the City requires. Mr. Metcalf then visually detailed how his project would relate to that of Mr. Staub. Chairperson Masayko asked if these plans had been reviewed by City staff and the applicant said they had. Supervisor Elect Williamson asked what the timeframe was and Mr. Staub said they hope to break ground right after the first of the year if they are allocated the incentives. Members Hannafin and Browne each expressed their support of the project. The need for new retail was also emphasized. Member McCarthy

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asked what would happen if they were not approved for the funding and Mr. Staub said the project would have to be scaled back and would be more of a strip style project. Member Browne moved to approve Mr. Staub's application for redevelopment for the project known as RJS Properties, Inc. retail and office project, located at 1001 South Carson Street, in an amount not to exceed \$100,000, subject to the applicant signing a lien and grant agreement in accordance with the Redevelopment Incentives Program; further, the Redevelopment Citizens Committee hereby finds the project is of benefit to the Redevelopment District and to the immediate neighborhood of the subject site and that no other reasonable means of financing this project is available; the Committee further determines that the incentive amount paid by the Redevelopment Authority shall be on a reimbursement basis only after the work has been completed and as tax dollars or other funding is available for the Redevelopment Authority; further, this application is approved subject to the applicant fulfilling any and all other City requirements. Member McCarthy seconded the motion. Motion carried 5-0-2-0.

Member Schmidt left at 6:29 p.m. A quorum was present.

2. R.I.P. 98/99-4 REQUEST FROM METCALF BUILDERS, INC. FOR REDEVELOPMENT INCENTIVES PROGRAM FUNDING FOR A PROJECT ON PROPERTY LOCATED AT THE TERMINUS OF EAST 10TH STREET AND SOUTH PLAZA STREET, APN 4-055-03 - (1-045-B) Thomas Metcalf - Laura Adler - Mr. Metcalf had a drawing of the proposed project and visually pointed out the features of the restaurant he plans to build. He also talked about the other restaurants in the chain and their themes. As they had done in Item 1 an extensive discussion ensued on the theme and materials with Ms. Adler expressing her feeling that there should be a combination of materials. They also talked about the schedule for starting and completion and all phases of the plans. Member McCarthy moved to approve Metcalf Builders, Inc., application for Redevelopment Authority Incentives for the project currently known as the "Themed" Restaurant, located at 1003 South Plaza Street, in an amount not to exceed \$80,000 subject to the applicant signing a lien and grant agreement in accordance with the Redevelopment Incentives Program; further the Redevelopment Authority Citizens Committee hereby finds this project meets the requirements of NRS 279.486 and finds the project is of benefit to the redevelopment area and the immediate neighborhood in which the redevelopment area is located and that no other reasonable means of financing this project is available; the Committee further determines the incentive amount paid by the Redevelopment Authority shall be on a reimbursement basis only, after the work has been completed and as tax dollars or other financing is available to the Redevelopment Authority; further this application is approved subject to the applicant fulfilling any other City requirements. Member Browne seconded the motion. Motion carried 4-0-3-0.

3. REVIEW OF DRAFT BRIEFING DOCUMENT OF REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE GOALS - (1-419-B) Chairperson Masayko expressed his appreciation and pleasure with the staff report Mr. Joiner had prepared and said he could not find any omissions. He felt it puts the Committee in a favorable light in that it reflects their activities relating to redevelopment and that they are willing to get involved. He talked about the possibility of asking the Board of Supervisors to create a Citizens Redevelopment Authority and that this is the first step. An extensive discussion ensued on the incentives program and on becoming an Authority. Member Hannafin moved to approve the Downtown Redevelopment Goals for 1998-99 briefing document dated October 8 as prepared by Rob Joiner, Redevelopment Director, with the condition that Mr. Joiner develop the language for including the goal of having the Redevelopment Citizens Committee move toward becoming the Redevelopment Authority. Motion carried 4-0-3-0.

H. UPDATE OF REDEVELOPMENT PROJECTS - (1-541-B) Chairperson Masayko read the items into the record and provided an update on each.

I. PUBLIC COMMENT - See Item F on first page.

J. ADJOURNMENT - There being no further business Member Browne moved to adjourn. Member Hannafin seconded the motion. Motion carried 4-0-3-0. Chairperson Masayko adjourned the meeting at 7:18 p.m.

The Minutes of the November 12, 1998 meeting of the Redevelopment Authority Citizens Committee

ARE SO APPROVED _____ 12/10 _____, 1998

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/s/

Ray Masayko, Chairperson