

## REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

### Minutes of the December 10, 1998 Meeting

Page 1 DRAFT

A regular meeting of the Redevelopment Authority Citizens Committee was held on Thursday, December 10, 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:** Rob Joiner, Redevelopment Director  
Fran Smith, Recording Secretary  
(RACC 12/10/98 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 5:39 p.m. A roll call was taken and a quorum was present although Members Johnson and Thayer were absent and Member Browne did not arrive until 5:45 p.m.

**B. APPROVAL OF MINUTES** - Member Hannafin moved to approve the Minutes of the November 12, 1998 meeting. Member McCarthy seconded the motion changing them to reflect that Member Thayer had been absent not he. Motion carried 4-0-3-0.

**C. MODIFICATION OF AGENDA** - None.

**D. COMMITTEE REPORTS** - None.

**E. STAFF REPORTS** - Chairperson Masayko said these would be discussed in Item H.

**F. PUBLIC COMMENT** - None.

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

**1. REVIEW OF DRAFT BRIEFING DOCUMENT OF REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE GOALS** - (1-028-A) Mr. Joiner said he had sent copies of the document to the Board of Supervisors and Department Heads. He added he had gone through it and cleaned it up grammatically and explained the changes. A lengthy and in depth discussion ensued during which the Committee reviewed it and made changes. Mr. Joiner also commented on the status of various projects and related incentives. Member Hannafin moved that the Citizens Redevelopment Committee adopt, as amended, the downtown redevelopment goals for 1998-99 and 1999-2000 fiscal years briefing document dated October 10, 1998. Member McCarthy seconded the motion. Motion carried 5-0-2-0.

**H. UPDATE OF REDEVELOPMENT PROJECTS -**

**1. TOM METCALF AND RICHARD STAUB - EAST TENTH STREET RETAIL AND RESTAURANT** - (1-319-A) Mr. Joiner said it had been approved for the street abandonment and redevelopment incentives and would be going to the Board of Supervisors on December 17. Chairperson Masayko said he did not believe the Board would have a problem approving it.

**2. NEVADA DEPARTMENT OF TRANSPORTATION - ISTEA PROJECT, NORTH CARSON, BETWEEN CAROLINE STREET AND WASHINGTON STREET** - (1-361-A) Mr. Joiner said the contract is being prepared for bid. He commented that the lamps that had been purchased for the beautification project had been custom made and that the manufacturer is attempting to double the price on additional purchases.

**REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE**

**Minutes of the December 10, 1998 Meeting**

Page 2 DRAFT

However, he felt he could negotiate a lesser price. He also said there would be a need for replacements down the road and that the City should maintain a reserve quantity.

**3. WEST CAROLINE STREET ABANDONMENT (BETWEEN NORTH CARSON AND NORTH CURRY) AND PROPOSED IMPROVEMENTS** - (1-393-A) Mr. Joiner said the abandonment has been approved and is out to bid by the State. He added the construction should start in January and be completed in March.

**4. FORMER GOLDEN SPIKE BUILDING** - (1-425-A) Mr. Joiner said it would be coming in for incentives.

**5. DESIGN AND COST ESTIMATES FOR PARKING RE-CONFIGURATION OF NORWEST BANK LOT** - (1-426-A) Mr. Joiner said even though the bank has been purchased by Cal Fed, Aleta Murphy is staying and will ask the new owners to work with Redevelopment on the project because it would add parking in that critical area.

**6. CONTRACT WITH CHAMBER OF COMMERCE FOR BUSINESS RECRUITMENT** - (1-001-B) Mr. Joiner had provided the information he had received from Larry Osborne of the COC. Chairperson Masayko commented that the project is on schedule and on target.

**7. AGREEMENT WITH CARSON CITY CONVENTION AND VISITORS BUREAU ON MANAGEMENT OF REDEVELOPMENT SPECIAL EVENTS** - (1-009-B) Mr. Joiner said he had met with the CCCVB board earlier and commented they are somewhat picking and choosing certain projects. He expressed his belief that it should be an all or nothing thing. Chairperson Masayko commented that when the Redevelopment Director had changed from Mary Walker to Mr. Joiner the Committee had agreed to give those events to CCCVB. However, he added if it doesn't work the Committee does not have to pursue the idea to the detriment of what they want to accomplish. He said there are other options open for the Committee to look at. An extensive discussion ensued on current and new events and included information on other groups that are reputable and capable of handling those events.

**8. FARMER'S MARKET** - (1-155-B) Chairperson Masayko commented that there are problems with the event and provided details. A lengthy discussion ensued which included possible changes relating to the problems associated with the event, a possible change in the day of the week to have it, possible re-location, sponsorships, publicity, and the effect on downtown business. Mr. Joiner will talk to some of the principals involved and bring a report to the Committee.

**9. PARKING MEETING WITH DOWNTOWN PROPERTY OWNERS** - (1-356-B) Mr. Joiner said he had meetings with some downtown business owners. He added they had worked out potential joint use of their parking. However, he explained that anybody can use it, not just customers, although the only restriction is on employee parking. Discussion ensued on possible signage designating specific parking, configuration of parking, the problem with delivery trucks, and parking by City and other employees in the area. Mr. Joiner will discuss it with the owners again and bring a report to the Committee.

(2-033-A) At this point Chairperson Masayko talked about the conflicts Member Thayer has with attending meetings in the summer. He added, because of that, Member Thayer had asked if the Committee would like his resignation so that somebody else could be appointed. Discussion ensued on possibly changing the meeting dates to another day in the week. However, Mr. Joiner cautioned that the second Thursday of each month is probably the only time to meet because of everybody's schedules. He will discuss this with Member Thayer to see if they can come up with some options.

**I. PUBLIC COMMENT** - None.

**J. ADJOURNMENT** - There being no further business Member Schmidt moved to adjourn. Member Browne seconded the motion. Motion carried 5-0-2-0. Chairperson Masayko adjourned the meeting at 7:23 p.m.

**REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE**  
**Minutes of the December 10, 1998 Meeting**  
Page 3 DRAFT

The Minutes of the December 10, 1998 meeting of the Redevelopment Authority Citizens Committee

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

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Ray Masayko, Chairperson