

CARSON CITY REDEVELOPMENT AUTHORITY
Minutes of the June 7, 2007, Meeting
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A meeting of the Carson City Redevelopment Authority was held during the regularly scheduled meeting of the Carson City Board of Supervisors on Thursday, June 7, 2007, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, which began at 8:30 a.m.

PRESENT: Chairperson Robin Williamson and Members Marv Teixeira, Shelly Aldean, Pete Livermore, and Richard S. Staub

STAFF PRESENT: Acting City Manager/Public Works Director Andrew Burnham, Clerk-Recorder Alan Glover, Redevelopment/Economic Development Manager Joe McCarthy, Deputy District Attorney Joel Benton, and Recording Secretary Katherine McLaughlin (BOS 6/7/07 Recording 9:30:18)

NOTE: Unless otherwise indicated, each item was introduced by staff's reading/outlining/clarifying the Agenda Report and/or supporting documentation. Staff members making the introduction and any other individuals who spoke are listed immediately following the item heading. A recording of these proceedings is available for review and inspection during normal business hours.

Mayor Teixeira recessed the Board of Supervisors session and immediately reconvened the meeting as the Redevelopment Authority. (A quorum of the Authority was present although Chairperson Williamson was absent. See Board of Supervisors Minutes for this date for discussion/action on the other Agenda items.)

BUSINESS DEVELOPMENT - Redevelopment/Economic Development Manager Joe McCarthy

A. ACTION TO ADOPT A RESOLUTION BY THE CARSON CITY REDEVELOPMENT AUTHORITY THAT RECOMMENDS TO THE CARSON CITY BOARD OF SUPERVISORS TO CREATE AN AMENDMENT TO THE BOUNDARIES OF REDEVELOPMENT PROJECT AREA NO. 2 BY ADDING THE FORMER K-MART BUILDING PROPERTY AND THE NORTH TOWN SHOPPING PLAZA TO THE REDEVELOPMENT DISTRICT AND, PURSUANT TO NRS 279.608, ENSURE THAT SUCH AN AMENDMENT DOES NOT CAUSE ANY SUBSTANTIAL CHANGE TO THE COMMUNITY'S MASTER PLAN (9:30:26) - Julius Ballardini, Sam Dehne - If the property owner is interested in pursuing this process, an ordinance will be presented to the Board of Supervisors for consideration. The K-Mart property owner has allegedly expressed an interest in pursuing the process. He is purportedly aggressively pursuing tenants for the building. Discussion noted that he purportedly owns a substantial amount of property adjacent to the building. Advantages to the program and benefits gained by renovating the structure were suggested. Vice Chairperson Teixeira thanked him for his commitment to the community. Discussion also explored his ownership of surrounding structures and indicated that some of the adjacent businesses may wish to join the program.

Mr. Dehne indicated his support for the program was based on the success of the Reno program. Discussion ensued between Mr. Dehne and Vice Chairperson Teixeira regarding protocol.

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Member Aldean moved to adopt Resolution No. 2007-RAR-2, A RESOLUTION BY THE CARSON CITY REDEVELOPMENT AUTHORITY THAT RECOMMENDS TO THE CARSON CITY BOARD OF SUPERVISORS TO CREATE AN AMENDMENT TO THE BOUNDARIES OF REDEVELOPMENT PROJECT AREA NO. 2 BY ADDING THE FORMER K-MART BUILDING PROPERTY AND THE NORTH TOWN SHOPPING PLAZA TO THE REDEVELOPMENT DISTRICT AND, PURSUANT TO NRS 279.608, ENSURE THAT SUCH AN AMENDMENT DOES NOT CAUSE ANY SUBSTANTIAL CHANGE TO THE COMMUNITY'S MASTER PLAN. Member Livermore seconded the motion. Motion carried 4-0.

Discussion ensued between Mr. McCarthy and Vice Chairperson Teixeira regarding when the Authority and/or Board will consider additional action. Mr. McCarthy thought that the first reading on the ordinance may occur in July.

B. ACTION TO APPROVE A REDEVELOPMENT INCENTIVE TO REIMBURSE MR. DICK CAMPAGNI, PRESIDENT OF CARSON CITY TOYOTA, \$500,000 OVER A SEVEN-YEAR PERIOD, FROM TAX INCREMENT PRODUCED IN THE PROJECT AREA, TO HELP DEFER COSTS ASSOCIATED WITH ON-SITE MITIGATION ANALYSIS AND IMPROVEMENTS RELATED TO THE NEW CARSON TOYOTA STORE'S UNFORESEEN INCREASES OF APPROXIMATELY \$1,000,000 IN THE PROJECT'S CONSTRUCTION BUDGET (8:40:50) - Pulled.

There being no other matters for consideration by the Authority, Vice Chairperson Teixeira adjourned the session.

The Minutes of the June 7, 2007, Carson City Redevelopment Authority meeting

ARE SO APPROVED ON July 19, 2007.

/s/
Robin Williamson, Chairperson

ATTEST:

/s/
Alan Glover, Clerk-Recorder