

CARSON CITY REDEVELOPMENT AUTHORITY
Minutes of the July 19, 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, July 19, 2007, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 8:30 a.m.

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

STAFF PRESENT: City Manager Linda Ritter, Clerk-Recorder Alan Glover, Finance Director Sue Johnson, Economic Development Manager Joe McCarthy, Chief Deputy District Attorney Melanie Bruketta, and Recording Secretary Katherine McLaughlin (BOS 7/19/07 Recording 11:33:09)

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 passed the gavel to Redevelopment Authority Chairperson Williamson. Chairperson Williamson convened the meeting by indicating for the record that the entire Authority was present, constituting a quorum. (See Board of Supervisors Minutes for this date for discussion/action on the other Agenda items.)

ACTION ON APPROVAL OF MINUTES - JUNE 7, 2007, REGULAR MEETING AND MAY 21, 2007, BUDGET MEETING (11: 33:16) - Member Aldean moved to approve the Minutes from the special meeting of the Carson City Redevelopment Authority dated May 21, 2007, and the Minutes from the Redevelopment Authority meeting of June 7, 2007, as presented. Supervisor Livermore seconded the motion. Motion carried 5-0.

DISCUSSION AND ACTION TO APPROVE A TARGETED INCENTIVE FUNDING POLICY THAT WILL EFFECTIVELY ALLOCATE AVAILABLE ECONOMIC DEVELOPMENT INCENTIVE FUNDS TO UPCOMING PROJECTS LOCATED WITHIN THE EXISTING REDEVELOPMENT PROJECT AREAS (11:34:05) - Economic Development Manager Joe McCarthy, Finance Director Sue Johnson - Member Aldean recused herself as she owns property adjacent to the old Wal-Mart building and would benefit from the program. She then left the room-11:35 a.m. (A quorum was still present.)

A copy of Mr. McCarthy's power point presentation was given to the Clerk. (It is in the file.) He then highlighted his report. Discussion with the Board included the Bodine casino plans, the completion of the Fuji Park parking area and arena, the belief that this will create a beautiful gateway to the City, and the intent to present a financial strategy for implementation of future opportunities,

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Member Livermore complimented Mr. McCarthy on his ability to work with the developers, "juggle all of the balls that he has going", and remain enthusiastic and passionate about the job.

Chairperson Williamson explained that things are happening in both Redevelopment areas even though there are different rules for each. The efforts will continue to attract and retain different investors. Aggressive funding policies will help attract more investors and keep them in the area.

Discussion noted Finance Director Johnson's role in the funding program. Ms. Johnson committed to making sure that the program is sensible. She also indicated that she has been communicating with Mr. McCarthy on the growth opportunities, the need for diversity, and the need to understand how to finance the different opportunities. She felt that alternatives will be presented to the Board for discussion in four to five weeks. They will provide the best methods for the City to leverage these business opportunities. Additional comments were solicited but none were given.

Member Livermore moved to approve a targeted incentive funding policy as discussed that will effectively allocate available economic development incentive funds to upcoming projects located within the existing redevelopment project areas. Member Teixeira seconded the motion. Motion carried 4-0-1 with Member Aldean absent.

Chairperson Williamson expressed her appreciation for Mr. McCarthy's direction and her belief that the program that will be presented to the Authority will provide for the best public/private partnerships possible.

There being no other matters for consideration, Chairperson Williamson adjourned the Redevelopment Authority.

The Minutes of the Carson City Redevelopment Authority July 19, 2007, meeting

ARE SO APPROVED ON October 18, 2007.

/s/
Robin Williamson, Chairperson

ATTEST:

/s/
Alan Glover, Clerk-Recorder